

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED  
AT 2:40:00 LOCK  
JAN 11 2016  
20110162400124  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: February 02, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 26, 2001 and recorded in Document VOLUME 1381, PAGE 293 real property records of ANGELINA County, Texas, with FRANK V. DERKOWSKI, JR., grantor(s) and WASHINGTON MUTUAL FINANCE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK V. DERKOWSKI, JR., securing the payment of the indebtednesses in the original principal amount of \$43,937.90, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIFINANCIAL SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIFINANCIAL SERVICING LLC  
300 ST. PAUL PLACE  
BALTIMORE, MD 21202

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



NOS20110162400124

**EXHIBIT "A"**

LOT NO. SEVEN (7), BLOCK NO. TWO (2), DAVISVILLE ROAD ADDITION REVISED, A SUBDIVISION IN ANGELINA COUNTY, TEXAS OF RECORD IN CABINET A, SLIDE 144-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.



NOS20110162400124

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED  
AT 2:52:00 CLOCK  
JAN 11 2016  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By: VLD

**DEED OF TRUST INFORMATION:**

**Date:** 08/01/2001  
**Grantor(s):** DEBRA WORTHEN, A SINGLE PERSON  
**Original Mortgagee:** GULF STATES MORTGAGE CORPORATION  
**Original Principal:** \$78,665.00  
**Recording Information:** Book 1440 Page 179 Instrument 00145411  
**Property County:** Angelina  
**Property:**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE C.H. MCCLUNG SURVEY, ABSTRACT NO. 474 AND BEING ALL OF THAT CERTAIN 0.423 ACRE TRACT DESCRIBED IN A DEED FROM W.L. COURTNEY, ET UX TO L.A. PETTY, ET UX DATED SEPTEMBER 23, 1957 AND RECORDED IN VOLUME 212 ON PAGE 598 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 0.423 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 0.427 ACRE TRACT DESCRIBED IN A DEED FROM EMMA RUSH OLSEN TO ODESSA J MARKHAM DATED MARCH 30, 2001 AND RECORDED IN VOLUME 1380 ON PAGE 68 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF COURTNEY LANE (50 FEET WIDE RIGHT-OF-WAY AS DESCRIBED IN A DEED FROM W.L. COURTNEY ET UX TO ANGELINA COUNTY, TEXAS, DATED DECEMBER 9, 1957 AND RECORDED IN VOLUME 216 ON PAGE 276 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS), SAID ROD WITNESSED BY A 1" PIPE BEARING S 20 DEGREES 51' 38" E 88.95 FEET; THENCE S 70 DEGREES 00' 00" W (CALLED S 70 DEGREES W) WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 0.427 ACRE TRACT, AT 208.26 FEET CROSS THE EAST BOUNDARY LINE OF THAT CERTAIN 4 ACRE TRACT DESCRIBED IN A DEED FROM CARMON M. THOMPSON, ET AL TO CLIFFORD TREVATHAN, ET UX DATED MARCH 8, 1952 AND RECORDED IN VOLUME 167 ON PAGE 242 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT 209.48 FEET (CALLED 209.3 FEET) THE SOUTHWEST CORNER OF THE SAID 0.423 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 0.427 ACRE TRACT, A 1/2" ROD FOUND FOR CORNER WITNESSED BY A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.427 ACRE TRACT BEARING S 20 DEGREES 48' 57" E 88.47 FEET AND A BOLT (AT A FENCE CORNER) FOUND FOR THE SOUTHEAST CORNER OF THE SAID 4 ACRE TRACT BEARING S 21 DEGREES 30' 16" E 181.21 FEET; THENCE N 20 DEGREES 47' 00" W CALLED N 20 DEGREES 47' W) WITH THE WEST BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT, AT 88.00 FEET (CALLED 88 FEET) THE NORTHWEST CORNER OF THE SAID 0.423 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM NELDA JEAN ALLEN, ACTING AS THE GUARDIAN OF THE PERSON AND ESTATE OF LOUIS CHARLES COOK TO SAMMY L. FERRARA, ET UX DATED JUNE 11, 1999, A 1/2" PIPE SET FOR CORNER WITNESSED BY A FENCE CORNER BEARING S 57 DEGREES 36' E 3.6 FEET AND A 1" SQUARE ROD FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID 4 ACRE TRACT BEARING N 21 DEGREES 01' 27" W 437.11 FEET; THENCE NORTH 70 DEGREES 00' 00" E (CALLED N 70 DEGREES E) WITH THE NORTH BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID FERRARA TRACT AT 0.71 FEET CROSS THE EAST BOUNDARY LINE OF THE SAID 4 ACRE TRACT, AT 209.47 FEET (CALLED 209.3 FEET) THE NORTHEAST CORNER OF THE SAID 0.423 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID FARRARA TRACT, A 1/2" PIPE SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID COURTNEY LANE, SAID PIPE WITNESSED BY A 1" PIPE BEARING N 20 DEGREES 47' 07" W 176.32 FEET; THENCE S 20 DEGREES 47' 07" E (CALLED S 20 DEGREES 47' E) WITH THE EAST BOUNDARY LINE OF THE SAID 0.423 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF THE SAID COURTNEY LANE, AT 88.00 FEET (CALLED 88 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.423 ACRE OF LAND, MORE OR LESS.

**Reported Address:** 1714 COURTNEY LANE, LUFKIN, TX 75901

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1

**Mortgage Servicer:** Wells Fargo Bank, N. A.

**Current Beneficiary:** U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1

**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of February, 2016

**Time of Sale:** 1:00PM or within three hours thereafter.

**Place of Sale:** The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

**Substitute Trustee(s):** Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

*Sheryl LaMont*  
01-11-16

## NOTICE OF FORECLOSURE SALE

FILED  
AT 2:00 O'CLOCK P.M.  
JAN 11 2016  
AMY FINCHER  
County Clerk, County Courthouse  
Angelina County, Texas  
By [Signature]

**1. Property to Be Sold.** The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY TEXAS AND BEING LOT NUMBER ONE (1), BLOCK NUMBER SIX (6) OF THE WILSON ADDITION TO THE CITY OF HUNTINGTON AS SHOWN UPON THE OFFICIAL MAP OR PLAT OF SAID ADDITION OF RECORD IN CABINET A, SLIDE 82-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/15/2008 and recorded in Document 2008-00247251 real property records of Angelina County, Texas.

**3. Date, Time, and Place of Sale.**

Date: 03/01/2016

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by CODY BLAND AND LACY BLAND, provides that it secures the payment of the indebtedness in the original principal amount of \$78,063.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-000271-365  
204 OKLAHOMA STREET  
HUNTINGTON, TX 75949

  
\_\_\_\_\_  
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,  
KAREN LILLEY, HARRIETT FLETCHER OR SHARON ST.  
PIERRE  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



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