

FILED
AT 11:40 O'CLOCK A.M.

MAR 15 2016

AMY FINCHER
NOS0000005755665
County Clerk, County Court at Law
Angelina County, Texas

119 OKLAHOMA STREET
HUNTINGTON, TX 75949

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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: April 05, 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 October 26, 2007 and recorded in Document CLERK'S FILE NO. 2007-00236504 real property records of ANGELINA County, Texas, with JAMES L CHUMLEY, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES L CHUMLEY, securing the payment of the indebtednesses in the original principal amount of \$75,525.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

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: _____



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EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE WILLIAM M. JONES SURVEY, ABSTRACT NO. 375 AND BEING A PART OR PORTION OF LOTS 11 AND 12 IN BLOCK 8 OF THE WILSON ADDITION RECORDED IN CABINET A ON SLIDE 82-A OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS AND BEING ALL THAT CERTAIN CALLED 0.224 ACRE TRACT CONVEYED TO RHONDA THOMASON, ET AL IN DOCUMENT #2007-00229163 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE AFORESAID REFERRED TO 0.224 ACRE TRACT ON THE EAST RIGHT-OF-WAY LINE OF OKLAHOMA STREET;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE SAID 0.224 ACRE TRACT AND ALONG THE SAID ROW, N 00 DEGREES 04' 00" E AT 65.07 FEET A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.224 ACRE TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.224 ACRE TRACT, N 89 DEGREES 51' 45" E AT 150.04 FEET THE NORTHEAST CORNER OF THE SAID 0.224 ACRE TRACT FROM WHICH A FENCE CORNER POST BEARS S 04 DEGREES 39' E 3.4 FEET;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID 0.224 ACRE TRACT, S 00 DEGREES 04' 00" W AT 65.07 FEET A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.224 ACRE TRACT ;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.224 ACRE TRACT, S 89 DEGREES 51' 45" W AT 150.04 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.224 ACRE OF LAND, MORE OR LESS.



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