

FILED
AT 3:05 O'CLOCK PM
MAY 16 2016

NOTICE OF 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. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: April 27, 2009

Grantor(s): David Youngblood, a married man, and his wife Alanna Youngblood, signing pro forma to perfect lien only as community property

Original Trustee: Steve Holmes & Associates P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Alacrity Lending Company, its successors and assigns

Recording Information: Clerk's File No. 2009-00255564, in the Official Public Records of ANGELINA County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 07/05/2016 **Earliest Time Sale Will Begin:** 1:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

A TRACT OR PARCEL OF LAND CONTAINING 1.89877 ACRES BEING ALL OF 0.94899 ACRE TRACT 1 AND 0.94918 ACRE TRACT 2 BEING ALL OF LOTS 4 AND 5 OF HOMER HILLS UNRECORDED SUBDIVISION IN LUFKIN AREA, ANGELINA COUNTY, TEXAS, ACCORDING TO THE DEED WHICH IS RECORDED IN VOLUME 1570, PAGE 296 OF THE DEED RECORDS OF ANGELINA COUNTY (MAP RECORDED IN EXHIBIT D) OUT OF THE ANGELINA COUNTY SURVEY, ABSTRACT 54 BEING A SUBDIVISION OF 4.237 ACRES TO GULF STATES MOBILE HOME REALTY GROUP DBA GRANITE CONSULTING SERVICE IN INSTRUMENT DATED MAY 6, 2002 RECORDED IN VOLUME 1570, PAGE 296 OF THE ANGELINA COUNTY DEED RECORDS SAID 1.89877 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiariski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Karen Lilley as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

5-16-16



4575027



Exhibit A

A tract or parcel of land containing 1.89877 acres being all of 0.94899 acre tract 1 and 0.94918 acre tract 2 being all of lots 4 and 5 of Homer Hills unrecorded subdivision in the Lufkin area, Angelina County, Texas, according to the deed which is recorded in Volume 1570, Page 296 of the Deed Records of Angelina County (Map recorded in Exhibit D) out of the Angelina County Survey, Abstract 54 being a subdivision of 4.237 acres to Gulf States Mobile Home Realty Group DBA Granite Consulting Service in instrument dated May 6, 2002 recorded in Volume 1570, Page 296 of the Angelina County Deed Records said 1.89877 acre tract being more particularly described by metes and bounds as follows to-wit:

COMMENCING at a 1/2 inch iron pipe found in the centerline of Quarles County Road near of the center of same extending over the South boundary line of the above described tract and marking the Southwest corner of said 4.237 acre tract and the Southeast corner of the Melissa Bridges so called 0.50 acre tract described in Volume 1079, Page 191 of the Deed Records of Angelina County, Texas;

THENCE South 89 degrees 55 minutes 44 seconds East with the near center of said Quarles County Road (40 ft. right-of-way) a distance of 163.40 ft. to a 60d nail found marking the Southwest corner and PLACE OF BEGINNING of the herein described 1.89877 acre tract;

THENCE North 00 degrees 19 minutes 09 seconds East with the division line between Lots 3 and 4 and the East boundary of 0.94850 acre tract passing a 1/2 inch iron rod found for reference at 18.50 ft. in the North right-of-way line of said Quarles Road in all a distance of 497.74 ft. to a 1/2 inch iron rod found at the Northwest corner of the herein described 1.89877 acre tract, the Northwest corner of Lot 4 and the Northeast corner of Lot 3 of said unrecorded subdivision in the South boundary line of the Velma Jo Noel 2.300 acre tract described in instrument recorded in Volume 927, Page 878 of the Deed Records of Angelina County;

THENCE East with the South boundary of said 2.300 acre tract and the North boundary of said 4.237 acre tract passing a 1/2 inch iron rod found at the Northeast corner of Lot 4 and the Northwest corner of Lot 5 at 84.39 ft. in all a total distance of 168.78 ft. to a 3 inch iron pipe found at the Northeast corner of Lot 5, the Northeast corner of said 4.237 acre tract and the Northwest corner of the C. H. Fenley so called 1.94 acre tract described in Volume 111, Page 522 of the Deed Records of Angelina County;

THENCE South 00 degrees 56 minutes 17 seconds West with the East boundary of Lot 5, the East boundary of said 4.237 acre tract and the West boundary of said Fenley Tract passing a 1/2 inch iron pipe found in the North right-of-way line of Quarles Road at 481.57 ft. in all a total distance of 498.00 ft. at a 1/2 inch iron pipe found at the Southeast corner of the herein described tract and marking the Southwest corner of said Fenley Tract;

THENCE North 89 degrees 55 minutes 44 seconds West with the approximate centerline of said Quarles Road and the North boundary of the residue of the Joyce Williams 2.82 acre tract described in Volume 1233, Page 330 of the Deed Records of Angelina County passing an iron rod at 81.70 ft. and the Southwest corner of Lot 5 and the Southeast corner of Lot 4 in all total distance of 163.40 feet to the PLACE OF BEGINNING and containing 1.89877 acres of land, more or less, however there is reserved a 0.068 acre tract over the Southerly portion of the above described tract in Quarles Road right-of-way and being known as 169 Quarles Road, Lufkin, Texas 75901.