

NATIONSTAR MORTGAGE LLC (CXE)  
MILES, DAVID  
504 HARMONY HILL DRIVE, LUFKIN, TX 75901

CONVENTIONAL  
Our File Number: 15-022101

FILED  
AT 2:00 O'CLOCK P.M.  
MAY 16 2016

AMY FINCHER  
Clerk, County Court at Law  
Angelina County, Texas  
By: *[Signature]*

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 12, 1999, DAVID C. MILES, as Grantor(s), executed a Deed of Trust conveying to ANTHONY H. BARONE, as Trustee, the Real Estate hereinafter described, to CENTEX HOME EQUITY CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Volume 1222, Page 168, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 7, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Angelina** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE ALLEN PROCTOR SURVEY, ABSTRACT NO. 510 AND BEING ALL THAT CERTAIN 5/10 ACRE TRACT DESCRIBED AS FIRST TRACT AND ALL OF THAT CERTAIN 0.31 ACRE TRACT DESCRIBED AS SECOND TRACT IN A DEED FROM DONALD ERIO BAGBY, ET UX TO GERALD O. TIPPIT, ET UX DATED NOVEMBER 20, 1974 AND RECORDED IN VOLUME 419 ON PAGE 627 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 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 504 HARMONY HILL DRIVE  
LUFKIN, TX 75901  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: THE BANK OF NEW YORK MELLON AS INDENTURE TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2009-A  
8950 CYPRESS WATERS BLVD  
COPELL, TEXAS 75019

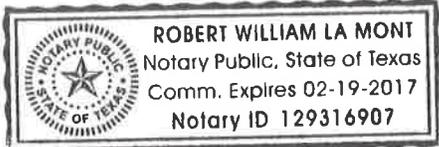
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

*Sheryl LaMont 5-16-16*  
SUBSTITUTE TRUSTEE  
ROBERT LAMONT OR SNERYL LAMONT OR  
ROBERT LAMONT OR DAVID SIMS OR HARRIETT  
FLETCHER OR ALLAN JOHNSTON OR KAREN  
LILLEY  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF TEXAS  
COUNTY OF GREGG

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sheryl LaMont, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of May  
2016  
*[Signature]*



**EXHIBIT "A"**

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ALLEN PROCTOR SURVEY, ABSTRACT NO. 510 and being all that of certain 5/10 acre tract described as FIRST TRACT and all of that certain 0.31 acre tract described as SECOND TRACT in a deed from Donald Eric Bagby, et ux to Gerald O. Tippit, et ux dated November 20, 1974 and recorded in Volume 419 on Page 627 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 Northeast corner of the aforesaid referred to 5/10 acre tract and the Northwest corner of that certain tract described in a deed from Sybil Martin Sayers to Arthur L. Sayers dated January 4, 1973 and recorded in Volume 395 on Page 311 of the Deed Records of Angelina County, Texas, R/R corner in the South right-of-way line of F.M. Highway No. 1877 (known as Harmony Hill Drive - 80 feet wide right-of-way);

THENCE S 05° 00' 45" W (called S 04° 30' W) with the East boundary line of the said 5/10 acre tract, the East boundary line of the aforesaid referred to 0.31 acre tract, and the West boundary line of the said Sayers tract, at 293.45 feet the Southeast corner of the said 0.31 acre tract, a 60d nail found for corner (at a fence corner) in the North margin of Brown Road (approximately 19 feet from centerline);

THENCE S 69° 59' 07" W (called S 70° W) with the South boundary line of the said 0.31 acre tract and the North margin of the said Brown Road, at 120.65 feet (called 120.8 feet) the Southwest corner of the said 0.31 acre tract and the Southeast corner of that certain 0.94 acre tract described in a deed from Bryan-Stewart, Inc. to Lynwood H. Williams, et ux dated March 7, 1969 and recorded in Volume 355 on Page 530 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner (approximately 19 feet from centerline);

THENCE N 04° 58' 54" E (called N 04° 30' E) with the West boundary line of the said 0.31 acre tract, the West boundary line of the said 5/10 acre tract, and the East boundary line of the said 0.94 acre tract, at 347.01 feet the Northwest corner of the said 5/10 acre tract and the Northeast corner of the said 0.94 acre tract, 1/2" pipe set for corner (near a 1" pipe) in the South right-of-way line of the aforesaid F.M. Highway No. 1877;

THENCE Southeasterly with a 04° 05' 54" curve to the Right (Central Angle = 04° 30' 31" Radius = 1392.40 feet with Long Chord Bearing and Distance = S 83° 40' 15" E 109.54 feet) with the North boundary line of the said 5/10 acre tract and the South right-of-way line of the said F.M. Highway No. 1877, at 109.57 feet the point and place of beginning and containing 0.806 acre of land, more or less.