Our File Number: 16-09386
Name: SAM CHILDRESS, AN UNMARRIED MAN

FILED
AT 3:14 O'CLOCK p M
NOV 14 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 25, 2013, SAM CHILDRESS, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to EDWARD KERSHNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR SWBC MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2013-00301214, in the DEED OF TRUST OR REAL PROPERTY records of **ANGELINA COUNTY, TEXAS**; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 3, 2017,** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **ANGELINA** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 9, BLOCK 3, GIPSON COOK REVISED SUBDIVISION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 17-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

Property Address: 2601 JIMMIE STREET
LUFKIN, TX 75904
Mortgage Servicer: CENLAR FSB
Noteholder: SWBC MORTGAGE CORPORATION
425 PHILLIPS BOULEVARD
EWING, NJ 08618

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 14th day of November, 2016.

Sheryl LaMont, Robert LaMont, Harriett Fletcher, David Sims, Karen Lilley, Sharon St. Pierre, Doug Woodard, Evan Press, Amy Bowman, Julian Perrine, Reid Ruple, Matthew Wolfson, Kristie Alvarez, Chris Demarest, Allan Johnston, Kathleen Adkins, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

3

Resolve