

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.

FILED
AT 11:18 O'CLOCK A.M.
NOV 30 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By *ms*

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

Date: January 03, 2017

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

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FROM THE MAIN ENTRANCE IF COURTROOM IS CLOSED or as designated by the county commissioner.

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 11, 2009 and recorded in Document INSTRUMENT NO, 2009-00254120 real property records of ANGELINA County, Texas, with GENEVA ALEXANDER, grantor(s) and AMERICAN GENERAL FINANCIAL SERVICES, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GENEVA ALEXANDER, securing the payment of the indebtednesses in the original principal amount of \$33,668.45, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-2 MORTGAGE-BACKED NOTES, SERIES 2013-2 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. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Beatrice Carrillo by Yannie Diaz
BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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: _____



EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE M. BOYCE SURVEY, ABSTRACT NO. 742 AND BEING A PART OR PORTION OF A 4 ACRE TRACT DESCRIBED IN A DEED FROM H.J. DEAN ET UX TO D.E. BRUCE, DATED JANUARY 12, 1950, AND RECORDED IN VOLUME 147, ON PAGE 217 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES, AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTH CORNER OF THE AFORESAID REFERRED TO 4 ACRE TRACT AND ALSO BEING THE WEST CORNER OF A 1.519 ACRE TRACT DESCRIBED IN A DEED FROM LESLIE I. SLACK TO THOMAS J. HAVARD, III, ET UX, DATED JUNE 24, 1977 AND RECORDED IN VOLUME 458, ON PAGE 389 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE FOR CORNER ON THE SOUTHEAST R.O.W. LINE OF SLACK STREET;

THENCE S 45 DEG. 13' 26" E, WITH THE NORTHEAST BOUNDARY LINE OF THE SAID 4 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF THE SAID 1.519 ACRE TRACT, AT 233.79 FEET THE SOUTH CORNER OF THE SAID 1.519 ACRE TRACT, A 1/2" PIPE FOR CORNER;

THENCE S 43 DEG. 00' 00" W. WITH AN EXISTING FENCE, AT 121.00 FEET, A 1/2" IRON PIN FOR CORNER;

THENCE N 47 DEG. 07' 10" W, AT 235.51 FEET INTERSECT THE SOUTHEAST R.O.W. LINE OF SLACK STREET, A 1/2" IRON PIN FOR CORNER;

THENCE N 43 DEG. 49' 00" E, WITH THE SOUTHEAST R.O.W. LINE OF SLACK STREET, AT 128.75 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.672 ACRES OF LAND, MORE OR LESS;



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FILED
AT 11:18 O'CLOCK A.M.

NOV 30 2016

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By *mes*

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

Date: January 03, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY
OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF
MAIN ENTRANCE IF COURTROOM IS CLOSED 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 June 14, 2011 and recorded in Document INSTRUMENT NO. 2011-00281118 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2014-315944 real property records of ANGELINA County, Texas, with DONNIE J HUBBARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DONNIE J HUBBARD, securing the payment of the indebtednesses in the original principal amount of \$121,733.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

Amy Bowman by Yonnis Diaz
AMY BOWMAN, REID RUPLE, KATHLEEN ADAMS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, MATTHEW WOLFSON, CHRIS DEMAREST, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, OR KAREN LILLY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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: _____



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT SEVEN (7) AND LOT EIGHT (8) IN BLOCK ONE (1) OF THE FAIR ACRES ADDITION AS FILED IN VOLUME 3, PAGE 46 OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.



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