

BANCORPSOUTH BANK (BAP)
SANFORD, ROBYN DUANE
5020 BELFORD ROAD, DIBOLL, TX 75941

FHA 512-2346124
Firm File Number: 18-031297

FILED
AT 3:52 O'CLOCK P.M.
OCT 25 2018

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 13, 2016, ROBYNE DUANE SANFORD AND KATHRYN DEVRIES SANFORD HUSBANDS AND WIFE, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, PLLC, as Trustee, the Real Estate hereinafter described, to BANCORPSOUTH BANK, STATE CHARTERED INSTITUTION 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 Clerk's File/Instrument Number 2016-00341179, to which reference is herein made for all purposes.

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

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 **Wednesday, January 2, 2019** 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 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:

SEE EXHIBIT A

Property Address: 5020 BELFORD ROAD
DIBOLL, TX 75941
Mortgage Servicer: BANCORPSOUTH BANK
Noteholder: BANCORPSOUTH BANK
2778 W. JACKSON ST.
BLDG 2 - 2ND FLOOR
TUPELO, MISSISSIPPI 38801

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.


SUBSTITUTE TRUSTEE
Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565
10-25-18

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 military service to the sender of this notice immediately.

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. R. CHAVANO SURVEY, ABSTRACT NO. 10 being a part or portion (North 1/2) of the of that certain 5.00 acre tract described in a deed conveyed from Charles Edward Sanford, et ux to Raymond Earl Sanford, et ux dated September 22, 1994 and recorded in Volume 983 on Page 866 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at a 1" iron pipe found, on North side of Belford Road, approximately 15 feet from centerline, for the Northwest corner of the aforesaid referred to 5.00 acre tract and the Northeast corner of that certain 5.00 acre tract described in a deed conveyed from J. F. Bell, et ux (deceased) to Donia Maria Bell, et al dated February 11, 2011 and recorded in Document No. 2011-00277011 of the Official Public Records of the said County, in the South boundary line of a tract of land owned by Crown Pine Timber 1, L.P. (conveyed to Southern Pine Lumber Company in Volume 59 on Page 663 of the Deed Records of the said County);

THENCE, along the North boundary line of the said Sanford 5.00 acre tract and the South boundary line of the said Crown Pine Timber 1, L.P. tract, N 69° 58' 37" E at 330.18 feet a 1-1/2" iron pipe found for the Northeast corner of the said Sanford 5.00 acre tract and the most Easterly Northwest corner of that certain 194.55 acre tract-Tract 1 described in a deed conveyed from Cedra Marie Seekings to Jason P. Nichols, et al dated February 10, 2012 and recorded in Document No. 2012-00289280 of the said Official Public Records;

THENCE, along the common boundary line of the said Sanford 5.00 acre tract and the said 194.55 acre tract, S 20° 02' 26" E at 329.94 feet a 1/2" iron pipe set for corner, from which a 1" iron pipe found for the Southeast corner of the said Sanford 5.00 acre tract and an ell corner of the said 194.55 acre tract bears S 20° 02' 26" E at 329.85 feet;

THENCE, across the said Sanford 5.00 acre tract, S 69° 58' 35" W at 330.27 feet a 1/2" iron pipe set for corner, on the common boundary line of the said Sanford 5.00 acre tract and the said Bell 5.00 acre tract, from which a 1-1/2" iron pipe found for the Southwest corner of the said Sanford 5.00 acre tract and the Southeast corner of the said Bell 5.00 acre tract bears S 20° 01' 30" E at 329.85 feet;

THENCE, along the common boundary line of the said Sanford 5.00 acre tract and the said Bell 5.00 acre tract, across the said Belford Road, N 20° 01' 30" W at 329.94 feet to the place of beginning containing 2.501 acres of land, more or less.