

Our File Number: 17-18252

Name: LINDSEY GUTHERY JOINED HEREIN PRO FORMA BY HER SPOUSE, BOBBY J GUTHERY JR.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 16, 2015, LINSEY GUTHERY JOINED HEREIN PRO FORMA BY HER SPOUSE, BOBBY J. GUTHERY, JR., executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR ACCESS LOANS, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2015-00330274, and re-recorded JULY 23, 2015, under County Clerk Number 2015-00330468, 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 **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 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:

1.000 ACRE OF LAND, MORE OR LESS, PART OF THE CASSY SULLIVAN SURVEY, ABSTRACT NO. 602 AND THE LEO TOMLINSON SURVEY, ABSTRACT NO. 610, BEING SITUATED IN ANGELINA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN ATTACHED EXHIBIT "A" HERETO AND INCORPORATED HEREOF

Property Address: 10271 E STATE HIGHWAY 103
HUNTINGTON, TX 75949

Mortgage Servicer: LOANCARE, LLC

Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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 29th day of November, 2018.

Sheryl LaMont, Robert LaMont, David Sims,
Allan Johnston, Ronnie Hubbard, Substitute
Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

AT 2 O'CLOCK P M
NOV 29 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By [Signature]

Exhibit A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the CASSY SULLIVAN SURVEY, ABSTRACT NO. 602 and LEO TOMLINSON SURVEY, ABSTRACT NO. 610 and being all that certain called 1.000 acre tract conveyed to Brad Rash, et al in Document # 2009-00252052 of the Official Public Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron pin found on the North Right-Of-Way line of SH 103 for the Southeast corner of the aforesaid referred to Rash 1.000 acre tract and the Southwest corner of a called 1.000 acre tract conveyed to Thomas W. Ford in the document recorded in Volume 1964 on Page 161 of the Real Property Records of the said County, from which a concrete ROW monument bears N 70° 59' 36" E 76.50 feet;

THENCE, along the South boundary line of the said Rash 1.000 acre tract and along the said ROW line, S 70° 59' 36" W at 123.86 feet the Southwest corner of the said Rash 1.000 acre tract and the Southeast corner of a called 1.000 acre tract conveyed to Joyce A. Reesor, et vir in the document recorded in Volume 1249 on Page 637 of the said Real Property Records, from which a $\frac{1}{2}$ " iron pin found for reference bears N 31° 09' 29" W 0.25 feet;

THENCE, along the common boundary line of the said Rash 1.000 acre tract and the said Reesor 1.000 acre tract, N 21° 02' 45" W at 352.22 feet a $\frac{1}{2}$ " iron pin found for the Northwest corner of the said Rash 1.000 acre tract and the Northeast corner of the said Reesor 1.000 acre tract, on the South boundary line of a called 1.000 acre tract conveyed to Thomas W. Ford, et ux in the document recorded in Volume 641 on Page 491 of the said Real Property Records;

THENCE, along the North boundary line of the said Rash 1.000 acre tract and along the South boundary line of the said Ford, et ux 1.000 acre tract and in part along the South boundary line of a called 1.00 acre tract conveyed to Thomas W. Ford, et ux in the document recorded in Volume 562 on Page 607 of the Deed Records of the said County, N 71° 14' 03" E, at 118.05 feet pass on line a $\frac{1}{2}$ " iron pin found for the Southeast corner of the said Ford, et ux 1.000 acre tract (641/491) and the Southwest corner of the said Ford, et ux 1.00 acre tract (562/607), at 123.88 feet a $\frac{1}{2}$ " iron pin found for the Northeast corner of the said Rash 1.000 acre tract and the Northwest corner of the said Ford 1.000 acre tract;

THENCE, along the common boundary line of the said Rash 1.000 acre tract and the said Ford 1.000 acre tract, S 21° 02' 45" E at 351.70 feet the POINT AND PLACE OF BEGINNING and containing 1.000 acre of land, more or less.

The bearings for this tract are based on the East boundary line of the said Rash 1.000 acre tract (S 21° 02' 45" E).