

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF ANGELINA

FILED
AT 3:00 O'CLOCK P.M.

DEC 11 2023

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

DEED OF TRUST:

Date: July 2, 2015
Grantor: Eliseo Madera Vazquez and Jessica Madera
Original Beneficiary: BancorpSouth Bank
Trustee: Don W. Ledbetter, PLLC
Recording Info: Clerk's File No. 2015-00329879 of the Real Property Records of Angelina County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Sheryl LaMont and/or Robert LaMont and/or Donna Caddenhead and/or Penney Thornton and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, January 2, 2024
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Angelina County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Angelina County Courthouse, or, if there is no such entrance, then at the west wall of the Angelina County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: December 11, 2023



Sheryl LaMont and/or Robert LaMont and/or Donna Caddenhead and/or Penney Thornton and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina, Texas, out of the J.A. Bonton Survey, Abstract No. 5 and being all that certain tract conveyed to Brig J. Luce, et al in the document recorded in Volume 1051 on Page 374 of the Real Property 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 1/4 iron pipe found for the Northeast corner of the aforesaid referred to Luce tract and the Northwest corner of a called 0.329 acre tract conveyed to John E. Zarate, et ux in the document recorded in Volume 1341 on page 138 of the Official Records of the said county, on the South Right-of-way line of Palmore Road;

THENCE, along the common boundary line of the said Luce tract and the said 0.329 acre tract, S 18°50'30" at 143.63 feet a 2" iron pipe found for the Southeast corner of the said Luce tract and the southwest corner of the said 0.329 acre tract;

THENCE, along the South boundary line of the said Luce tract, S 70° 30' 50" W at 98.62 feet a 1/2" iron pipe found for the southwest corner of the said Luce tract and the Southeast corner of a called 0.325 acre tract conveyed to Robert E Harper, et al in the document recorded in Volume 1089 Page 356 of the said Real Property Records;

THENCE, along the common boundary line of the said Luce tract and the said 0.325 acre tract, N 19° 19' 47" W at 142.72 feet a 1/2" iron pipe found for the Northwest corner of the said Luce tract and the Northeast corner of the said 0.325 acre tract on the said ROW line;

THENCE, along the North boundary line of the said Luce tract and along the said ROW line, N 70° 00' 00" E at 99.85 feet the **POINT AND PLACE OF BEGINNING** and containing 0.326 acre of land, more or less.

The bearings for this tract are based on the North boundary line of the said Luce tract.