

FILED  
AT 3:39 O'CLOCK P M

DEC 14 2020

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

By MO

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

BEING 2.59 ACRES, MORE OR LESS, OUT OF THE ELIZABETH BRIDGES SURVEY, ABSTRACT NO. 81, AND BEING OUT OF AND A PART OF THAT CERTAIN 5.43 ACRE TRACT WHICH WAS CONVEYED FROM JANET LOUISE CATCHINGS TO KEVIN STANLEY, ET AL BY DEED DATED OCTOBER 2, 2003 AND RECORDED IN VOLUME 1853, PAGE 63 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS. SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: January 5, 2021

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: ANGELINA County Courthouse Annex in Lufkin, Texas at 606 East Lufkin Ave., Lufkin, TX in the hall outside of the Commissioners' Courtroom adjacent to the atrium; or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under

the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Sara K. Reyes ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions, or modifications thereof, dated September 12, 2013 and executed by Debtor in the Original Principal Amount of \$75,000.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the Igloo Series III Trust, 7505 Irvine Center Drive, Suite 200, Irvine, CA 92620. The Deed of Trust is dated September 12, 2013, designating Allan B. Polunsky as the Original Trustee and is recorded in the office of the County Clerk of ANGELINA County, Texas, under Instrument No. 2013-00309553, of the Real Property Records of ANGELINA County, Texas. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, BSI Financial Services, 7505 Irvine Center Drive, Suite 200, Irvine, CA 92620.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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 14, 2020



Sheryl LaMont, Robert LaMont, Donna Caddenhead, Allan Johnston,  
Ronnie Hubbard, Penney Thornton,  
Richard E. Anderson, Ray Vela, or Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

EXHIBIT "A"

All that certain tract or parcel of land lying and situated in Angelina County, Texas, within the ELIZABETH BRIDGES SURVEY, ABSTRACT NO. 81, being out of and a part of that certain 5.43 acre tract which was conveyed from Janet Louise Catchings to Kevin Standley, et al, by deed dated October 2, 2003 and recorded in Volume 1853, on Page 63 of the Deed 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 the Southwest corner of the above referred to 5.43 acre tract, same being the Southeast corner of that certain 2.263 acre tract (10.388 acres less 5.43 acres and 2.335 acres), Tract Two, which was conveyed from Margie McMullen, et al, to Guy B. Husband, et al, by deed dated April 25, 2012 and recorded as Document No 00291672 in the Deed Records of Angelina County, Texas, in the North boundary line of that certain 338.54 acre tract which was conveyed from Winston Land & Cattle Co., Inc., to John R. Winston, III, Family Corporation by deed dated February 24, 1998 and recorded in Volume 1141, on Page 122 of the Deed Records of Angelina County, Texas, a 1/2" iron pipe found for corner from which a fence corner bears S 39° 42' E 8.60 feet and a 1/2" iron rod found bears S 35° 35' 43" W 5.44 feet;

THENCE N 15° 44' 25" E with the West boundary line of the above referred to 5.43 acre tract, common with Husband's East boundary line, 336.84 feet to an intersection with the South boundary line of that certain 2.820 acre tract, Parcel No. 50, which was conveyed (out of said 5.43 acre tract) from Kevin Standley, et al, to State of Texas by deed dated June 27, 2007 and recorded as Document No. 00235685 in the Deed Records of Angelina County, Texas, a 1/2" iron pipe set for corner from which a TxDOT monument found, Southwest corner of said 2.820 acre tract and the Southeast corner of that certain 2.335 acre tract, Parcel No. 49, which was conveyed from Margie McMullen, et al, to State of Texas by deed dated June 27, 2007 and recorded as Document No. 00234593 in the Deed Records of Angelina County, Texas, bears N 61° 00' 11" W 3.55 feet and the Northwest corner of the above referred to 5.43 acre tract bears N 15° 44' 25" E 151.19 feet;

THENCE S 61° 00' 11" E with the South boundary line of said 2.820 acre tract, 687.51 feet to a 1/2" iron pipe set for corner in the South boundary line of the above referred to 5.43 acre tract, from which a TxDOT monument found, Southeast corner of said 2.820 acre tract and Southwest corner of that certain 2.801 acre tract, Parcel No. 51, which was conveyed from John R. Winston, III, Family Corporation to State of Texas by deed dated November 5, 2007 and recorded as Document No. 00238555 in the Deed Records of Angelina County, Texas, bears N 61° 00' 11" W 5.30 feet and the East corner of the above referred to 5.43 acre tract bears S 89° 15' 00" E 310.84 feet;

THENCE N 89° 15' 00" W with the South boundary line of the above referred to 5.43 acre tract and with the North boundary line of the above mentioned 338.54 acre tract, 692.76 feet to the place of beginning containing 2.59 acres of land, more or less.

Basis of Bearings: The South boundary line of that certain 5.43 acre tract which was conveyed from Janet Louise Catchings to Kevin Standley, et al, by deed dated October 2, 2003 and recorded in Volume 1853, on Page 63 of the Deed Records of Angelina County, Texas, which line was called N 89° 15' 00" W 1003.60 feet.