

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 29, 2019 and recorded under Clerk's File No. 2019-00387872, in the real property records of **ANGELINA County Texas**, with Demarrea Houston, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Commercial Bank of Texas, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Demarrea Houston, an unmarried man securing payment of the indebtedness in the original principal amount of \$206,610.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Demarrea Houston, Borrower. PHH Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

BEING 14.095 ACRES OF LAND OUT OF ABSTRACT 957, THE W. T. CARTER & BRO. SURVEY (E. T. R. R. CO., SECTION 48) AND ABSTRACT 242, THE E. T. R. R. CO., SECTION 49, BOTH OF ANGELINA COUNTY, TEXAS, AND BEING ALL OF THAT 9.982 ACRE TRACT DESCRIBED IN A "WARRANT DEED WITH VENDOR'S LIEN" FROM D. M. SNELSON, ET UX, TO KENNETH L. HOLLINGSWORTH, ET UX, DATED MAY 4, 1983 AND RECORDED IN VOLUME 544, PAGE 165, AND BEING ALSO ALL OF THAT 4 ACRE TRACT (4.047 ACRES BY RESURVEY) DESCRIBED IN A "SPECIAL WARRANTY DEED" FROM CHAMPION INTERNATIONAL CORPORATION TO KENNETH L. HOLLINSWORTH, ET UX, DATED JUNE 27, 1985 AND RECORDED IN VOLUME 616, PAGE 302, BOTH OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, SAID 14.095 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 02/06/2024

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale:

The place of the sale shall be: ANGELINA County Courthouse, Texas at the following location: Angelina County Courthouse Annex 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 if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

FILED
AT 3 O'CLOCK P M

JAN 04 2024

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



TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on the 29th day of December, 2023.

/s/ Nicole M. Bartee; SBOT 24001674, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name: Sheryl LaMont, January 4, 2024

C&M No. 44-23-3434

EXHIBIT A

Being 14.095 acres of land out of Abstract 957, the W. T. Carter & Bro. Survey (E. T. R. R. Co., Section 48) and Abstract 242, the E. T. R. R. Co., Section 49, both of Angellina County, Texas, and being all of that 9.982 acre tract described in a "Warranty Deed With Vendor's Lien" from D. M. Snelson, et ux, to Kenneth L. Hollingsworth, et ux, dated May 4, 1983 and recorded in Volume 544, Page 163, and being also all of that 4 acre tract (4.047 acres by resurvey) described in a "Special Warranty Deed" from Champion International Corporation to Kenneth L. Hollingsworth, et ux, dated June 27, 1985 and recorded in Volume 616, Page 302, both of the Official Public Records of Angellina County, Texas, said 14.095 acres being more fully described as follows:

Beginning in the East line of the above described Section 48 same being the West line of the above described Section 49 at the most Northerly corner of the above described 4 acre tract, an iron pipe found for corner;

Thence South 00° 50' 03" East, with the said survey line and the East line of the said 4 acre tract, 547.55 feet to the most Northerly Northwest corner of the said 9.982 acre tract, an iron stake found for corner;

Thence North 89° 52' 08" East, 158.18 feet to the Northeast corner of the said 9.982 acre tract, an iron stake found for corner;

Thence South 00° 48' 39" East, 440.53 feet to the most Easterly Southeast corner of the said 9.982 acre tract, an iron stake set for corner;

Thence South 88° 42' 14" West, 139.28 feet to a East line corner of the said 9.982 acre tract, an iron stake set for corner;

Thence South 00° 34' 58" East, 1043.14 feet to a East line corner of the said 9.982 acre tract, an iron stake set for corner;

Thence South 89° 25' 02" West, 20.87 feet to West line of the said Section 49 same being the East line of the said Section 48 at a East line corner of the said 9.982 acre tract, an iron stake set for corner;

Thence South 00° 34' 58" East, with the said survey line, 25.00 feet to the most Southerly Southeast corner of the said 9.982 acre tract in the centerline of Yupon Acres Road, an iron stake set for corner;

Thence South 78° 17' 01" West, with the centerline of the said road, 244.10 feet to the Southwest corner of the said 9.982 acre tract, an iron stake set for corner;

Thence North 00° 12' 27" West, 1152.31 feet to a West line corner of the said 9.982 acre tract, an iron pipe found for corner;

Thence North 48° 28' 58" West, 250.83 feet to the most Westerly Northwest corner of the said 9.982 acre tract same being the most Southerly Southwest corner of the said 4 acre tract, an iron stake set for corner;

Thence North 48° 10' 35" West, 84.93 feet to the most Westerly Southwest corner of the said 4 acre tract, an iron pipe found for corner;

Thence North 32° 43' 00" East, with the Northwest line of the said 4 acre tract, 871.74 feet to the Place of Beginning containing 14.095 acres of land.