

FILED
At 10:00 O'CLOCK P.M.

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.

FILED
ANGELINA COUNTY
County Clerk, County Court at Law
Angelina County, Texas
By tw

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2101 Palmore Road, Lufkin, Texas 75904

LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A".

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF ANGELINA COUNTY

RECORDED ON November 1, 2016

UNDER DOCUMENT# 2016-00345632

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE, LUFKIN, TX, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE.

March 2, 2021

1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. 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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by JACK ROBERTS, JR. and DOROTHY F. ROBERTS, provides that it secures the payment of the indebtedness in the original principal amount of \$130,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, RONNIE HUBBARD, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED February 09, 2021

NAME Sheryl Lamont

 TRUSTEE

EXHIBIT A

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. A. BONTON SURVEY, ABSTRACT NO. 5 AND BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM JOEL RAY WHEELER, ET UX TO ALPHONSO EUGENE MEEK DATED JULY 7, 1991, AND RECORDED IN VOLUME 842, PAGE 323, REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO MEEK TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ROGER N. BROCK, ET AL, TO JAMES HARVEY KNIGHT, ET UX, DATED DECEMBER 28, 1977 AND RECORDED IN VOLUME 466, PAGE 601, DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE FOUND FOR CORNER IN THE SOUTH MARGIN OF PALMORE ROAD (20 FEET FROM CENTERLINE);

THENCE S 69 DEG. 59' 34" W WITH THE SOUTH BOUNDARY LINE OF THE SAID MEEK TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 1.05 ACRE TRACT, AT 99.96 FEET THE SOUTHWEST CORNER OF THE SAID MEEK TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM M. D. SCARBOROUGH, ET UX, TO BOBBY NAPIER, ET UX DATED APRIL 24, 1989 AND RECORDED IN VOLUME 761, PAGE 116, REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD SET FOR CORNER WITNESSED BY A 3" PIPE BEARING S 12 DEG. 53' 07" E 0.78 FEET AND A FENCE CORNER BEARING S 51 DEG. W 1,2 FEET;

THENCE N 19 DEG. 59' 36" W WITH THE WEST BOUNDARY LINE OF THE SAID MEEK TRACT AND THE EAST BOUNDARY LINE OF THE SAID NAPIER TRACT, AT 141.69 FEET THE NORTHWEST CORNER OF THE SAID MEEK TRACT AND THE NORTHEAST CORNER OF THE SAID NAPIER TRACT, A 1/2" ROD SET FOR CORNER IN THE SOUTH MARGIN OF THE AFORESAID PALMORE ROAD (20 FEET FROM CENTERLINE);

THENCE N 69 DEG. 59' 34" E WITH THE NORTH BOUNDARY LINE OF THE SAID MEEK TRACT AND THE SOUTH MARGIN OF THE SAID PALMORE ROAD, AT 99.96 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.325 ACRES OF LAND, MORE OR LESS.