

STATE OF TEXAS

§

COUNTY OF ANGELINA

§

§

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: February 11, 2020

Substitute Trustee: Kevin M. Fuller

Lender: Huntington State Bank, now known as U-Bank

Note: Texas Home Equity Real Estate Note dated June 11, 2009, in the original principal amount of \$117,623.00 payable to Huntington State Bank executed by Edward E. Dominey

Deed of Trust

Date: June 11, 2009

Grantors: Edward E. Dominey

Lender: Huntington State Bank, now known as U-Bank

Recording Information: Filed for record with the County Clerk of Angelina County, Texas, on June 19, 2009 and recorded as document number 2009-00257341 of the Real Property Records of Angelina County, Texas.

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

*sale ordered per attached Exhibit "B"*

Date of Sale: March 3, 2020


Time of Sale: 10:00 AM

Place of Sale: On the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas or if early voting is going on or weather is bad the sale will be held in the Foyer of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas. In the event the Angelina County Courthouse Annex is closed due to a legal holiday then the sale will be conducted on the front steps of the Angelina County Courthouse Annex, 606 E. Lufkin Avenue, Lufkin, Angelina County, Texas

Lender has appointed KEVIN M. FULLER as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

EXECUTED on this the 11<sup>th</sup> day of February, 2020.



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KEVIN M. FULLER  
Substitute Trustee

**Exhibit "A"**

BEING FOUR (4) acres of land in BLOCK NO. EIGHT (8) of the COLLINS ADDITION to the Town of Huntington in Angelina County, Texas, said BLOCK NO. EIGHT (8), which contains FIVE (5) acres of land, being the same property conveyed to Rebecca Dodiney by J. A. DeWoody, et ux by Deed dated July 24, 1884, recorded in Volume 108, Page 72 of the Deed Records of Angelina County, Texas, to which Deed and record thereof reference is herched;

**SAVE AND EXCEPT:**

ONE (1) square acre in the southwest corner of BLOCK EIGHT (8), said acre of land being described in Deed from Rebecca Dodiney to Earl Dodiney, et ux, recorded in Volume 174, Page 282 of the Deed Records of Angelina County, Texas.

EP

Exhibit "B"

**FILED**

February 11, 2020 12:04 P.M.

Reba Squyres  
Clerk of District Court  
Angelina County, Texas

No. CV 00628-19-11

By: Murphy, Alicia  
Deputy

IN RE:	§	IN THE DISTRICT COURT OF
ORDER FOR FORECLOSURE	§	
CONCERNING EDWARD E. DOMINEY	§	ANGELINA COUNTY, TEXAS
AND PROPERTY LOCATED AT	§	
579 NORTH FIRST STREET,	§	
HUNTINGTON, TEXAS	§	___ JUDICIAL DISTRICT COURT

**ORDER APPROVING APPLICATION FOR FORECLOSURE**

On the day and date set forth below, just above the signature of the Presiding Judge, came on to be considered Huntington State Bank's Application for Foreclosure filed pursuant to Tex. R. Civ. P. 736, and the Court, finding that the Application for Foreclosure was timely filed and served, that each citation was issued and served on Respondent, EDWARD E. DOMINEY, that after the time required by law for filing a response, the Respondent, EDWARD E. DOMINEY, has not filed a response, that Petitioner has filed a motion for default, that the application complies with Tex. R. Civ. P. 736, and that a copy of the return of citation has been on file for at least ten (10) days, the Court hereby GRANTS said application. The Court further finds that a default has existed as a result of Respondents' failure to pay the installments due under the note and deed of trust referenced in the Application, that all requisite notices have been given, that Respondent has failed to cure such default, and that all conditions precedent to the issuance of this order have occurred. Accordingly, it is hereby,

ORDERED, ADJUDGED AND DECREED:

1. That Huntington State Bank's Application for Foreclosure be and same is hereby GRANTED, and Huntington State Bank is hereby authorized to foreclose on the real property located at 579 NORTH FIRST STREET, HUNTINGTON, TEXAS, the legal description of which is as follows:

See Exhibit "A" attached hereto and incorporated herein for all purposes.

2. The name and last known address of Respondent subject to the order is:  
EDWARD E. DOMINEY  
P.O. Box 133  
579 North First Street  
Huntington, Angelina County, Texas 75949
3. The recording or indexing information of each lien to be foreclosed is:  
Filed for record with the County Clerk of Angelina County, Texas, on June 19, 2009 and recorded as instrument number 2009-00257341 of the Real Property Records of Angelina County, Texas.
4. Foreclosure shall proceed under the security instrument and Section 51.002 of the Texas Property Code;
5. Huntington State Bank is ORDERED to send the Respondent, EDWARD E. DOMINEY, a copy of this Order along with the Notice of Sale; and,
6. Huntington State Bank may communicate with the Respondent, EDWARD E. DOMINEY, and all third parties reasonably necessary to conduct the foreclosure sale.

Signed: 2/11/2020 11:39 AM

SIGNED this \_\_\_\_\_ day of February, 2020.



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JUDGE PRESIDING