

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 04/02/2024

Time: Between 1:00 PM to 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Angelina County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/24/2010 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's File/Instrument Number 2010-00268552, with Sonia Cardenaz, Grantor, and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Ameripro Funding, Inc., Mortgagee, to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Sonia Cardenaz, securing the payment of the indebtedness in the original amount of \$71,536.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A., is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOTS 6 AND 7, BLOCK I, OF THE WESTBURY ADDITION, SECOND SECTION TO THE CITY OF LUFKIN, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 95-B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

FILED
AT 3:36 O'CLOCK P M
FEB 08 2024
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By Co



6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715

Sharon St. Pierre

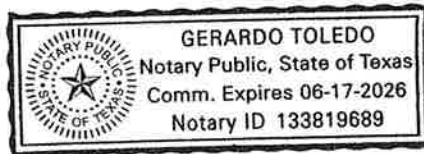
SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Harriett Fletcher,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
OR AUCTION.COM OR Sheryl LaMont, Robert
LaMont, Ronnie Hubbard, Allan Johnston,
Kathleen Adkins, Evan Press, Reid Ruple,
Michael Kolak OR Kirk Schwartz, Candace
Sissac c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF TEXAS
COUNTY OF CHEROKEE

Before me, the undersigned authority, on this day personally appeared Sharon St. Pierre, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of February, 2024.



Gerardo Toledo
NOTARY PUBLIC in and for

CHEROKEE COUNTY

My commission expires: 6-17-2026
Print Name of Notary:

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on February 8, 2024 I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County courthouse this notice of sale.

Sharon St. Pierre

Declarants Name: Sharon St. Pierre

Date: February 8, 2024