

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.

5965-918

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

1952 JOHN KOLB ROAD, LUFKIN, TEXAS 75901

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
ANGELINA COUNTY

RECORDED ON
JUNE 20, 2014

UNDER DOCUMENT#
2014-00318215

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.

APRIL 2, 2024

1:00 PM - 4:00 PM

FILED AT 1:00 O'CLOCK P.M.

FEB 29 2024

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

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 EDWARD EUGENE JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$136,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, 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, ALLAN JOHNSTON, RONNIE HUBBARD, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

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

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 29, 2024

NAME Sheryl LaMont

Sheryl LaMont

TRUSTEE

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**EXHIBIT A – LEGAL DESCRIPTION
for 1952 John Kolb Road, Lufkin, Texas 75901**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.P. JONES SURVEY, ABSTRACT NO. 693 AND BEING ALL OF THAT CERTAIN TRACT- RESIDUE OF 10 ACRES DESCRIBED IN A DEED FROM LESA DARLENE ALDERMAN TO EDWARD E. JOHNSON DATED AUGUST 25, 1998 AND RECORDED IN VOLUME 1169 ON PAGE 617 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY 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 SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ARNOLD H. JOHNSON, ET UX TO EDWARD EUGENE JOHNSON DATED FEBRUARY 25, 1983 AND RECORDED IN VOLUME 541 ON PAGE 299 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 3/4" PIPE FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF THAT CERTAIN 6.536 ACRE TRACT DESCRIBED IN A DEED FROM ARNOLD H. JOHNSON, ET UX TO DAVID CARIEL JOHNSON, ET UX DATED NOVEMBER 14, 1984 AND RECORDED IN VOLUME 569 ON PAGE 462 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, SAID PIPE WITNESSED BY A FENCE CORNER BEARING N 04° W 0.6 FEET;

THENCE S 68° 47' 14" W WITH THE NORTH BOUNDARY LINE OF THE SAID 6.356 ACRE TRACT, AT 179.12 FEET AN INTERIOR ELL CORNER OF THE SAID 6.356 ACRE TRACT, A 1/2" PIPE SET FOR CORNER WITNESSED BY A 0.5 FEET TALL T-POST (CALLED TO BE SET FOR CORNER BUT APPEARS TO HAVE BEEN MOVED OR SET INCORRECTLY) BEARING N 80° 25' 02" W 0.58 FEET AND A FENCE CORNER BEARING S 30° W 0.8 FEET;

THENCE N 06° 50' 04" W WITH AN EAST BOUNDARY LINE OF THE SAID 6.356 ACRE TRACT AND THE EAST BOUNDARY LINE OF THAT CERTAIN 0.45 ACRE TRACT DESCRIBED IN A DEED FROM JOSEPH RAMOS, SR., ET UX TO CLAUDE SMITH, JR., ET UX DATED MAY 5, 1987 AND RECORDED IN VOLUME 681 ON PAGE 26 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT 28.83 FEET PASS ON LINE A 3/4" PIPE FOUND FOR A NORTHEAST CORNER OF THE SAID 6.356 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.45 ACRE TRACT, AT 212.82 FEET THE NORTHEAST CORNER OF THE SAID 0.45 ARE TRACT, A 1/2" PIPE SET FOR CORNER IN THE SOUTH MARGIN OF THE JOHN KOLB ROAD, SAID PIPE BEARING APPROXIMATELY 29.5 FEET FROM THE EXISTING CENTERLINE, SAID PIPE WITNESSED BY A FENCE CORNER BEARING N OR E 3.8 FEET AND A 3/4" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.45 ACRE TRACT BEARING S 64° 24' 59" W 110.00 FEET;

THENCE N 64° 24' 59" E WITH THE SOUTH MARGIN OF THE SAID JOHN KOLB ROAD, AT 145.45 FEET THE NORTHWEST CORNER OF THE AFORESAID JOHNSON TRACT (541/299), A 1" PIPE FOUND FOR CORNER APPROXIMATELY 19 FEET FROM THE EXISTING CENTERLINE, SAID PIPE WITNESSED BY A FENCE CORNER BEARING N 67° 20' 29" E 152.57 FEET AND A POWER POLE BEARING S 71° E 26.6 FEET;

THENCE S 16° 16' 47" E WITH THE WEST BOUNDARY LINE OF THE SAID JOHNSON TRACT (541/299), AT 218.04 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.783 ACRE OF LAND, MORE OR LESS.

CERTIFICATE OF POSTING

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POSTED February 29, 2024

NAME Sheryl LaMont


TRUSTEE