

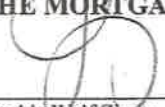
NOTICE OF FORECLOSURE SALE

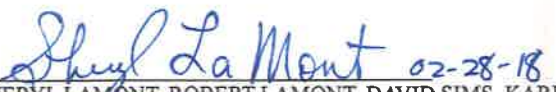
FILED
AT 10:50 O'CLOCK A.M.
FEB 28 2018
AMY FINCHER
County Clerk, County Commission
By Angelina County Clerk

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. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/12/2014 and recorded in Document 2014-00318215 real property records of Angelina County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 04/03/2018
Time: 01:00 PM
Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
or as designated by the County Commissioners Court.
- 4. 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 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.
- 5. 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. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 159th District Court of Angelina County on 02/01/2018 under Cause No. CV-00833-17-12. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Angelina County Clerk and caused it to be posted at the location directed by the Angelina County Commissioners Court.

Exhibit A

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 acre 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.

FOR INFORMATIONAL PURPOSES ONLY: The above described property is also known as 1952 John Kolb Rd., Lufkin, TX 75901 35140

NOTE: The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.