

Kevin Lee Stidham and Mary Ann Stidham  
7224 Fm 842  
Lufkin, Texas 77901  
Our file # 018-0151

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FEB 12 2018  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By mc5

**ATTENTION SERVICE MEMBERS:**

**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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.**

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on April 11, 2013, Kevin Lee Stidham and Mary Ann Stidham executed a Deed of Trust conveying to Karen Mawyer, a Trustee, the Real Estate hereinafter described, to secure USAA Federal Savings Bank in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2013-00304005 in the Real Property Records of Angelina County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, March 6, 2018, the foreclosure sale will be conducted in Angelina County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Angelina, State of Texas:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is USAA Federal Savings Bank. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppel, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Sheryl LaMont 2-12-18

**Robert LaMont, Substitute Trustee, or  
Sheryl LaMont, Successor Substitute Trustee, or  
David Sims, Successor Substitute Trustee, or  
Allan Johnston, Successor Substitute Trustee, or  
Ronnie Hubbard, Successor Substitute Trustee, or  
Kim Hinshaw, Successor Substitute Trustee, or  
Kathleen Adkins, Successor Substitute Trustee, or  
Evan Press, Successor Substitute Trustee, or  
Sheryl LaMont, Successor Substitute Trustee, or  
Robert LaMont, Successor Substitute Trustee, or  
David Sims, Successor Substitute Trustee, or**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

**Harriett Fletcher, Successor Substitute Trustee, or  
Sharon St. Pierre, Successor Substitute Trustee, or  
Karen Lilley, Successor Substitute Trustee, or  
Ronnie Hubbard, Successor Substitute Trustee, or  
Allan Johnston, Successor Substitute Trustee, or  
Beatrice Carrillo, Successor Substitute Trustee, or  
John Mccarthy, Successor Substitute Trustee, or  
Kevin Mccarthy, Successor Substitute Trustee, or  
Zach Mccarthy, Successor Substitute Trustee**

**EXHIBIT "A"**

All that certain tract or parcel of land lying and situated in Angelina County, Texas within the William Arnold Heirs Survey Abstract No. 61, being all of that certain 2.00 acre tract which was conveyed from Charles L. Alexander to Travis & Courtney Phillips by deed dated April 2, 2012 and recorded as Document No. 00298439 in the Deed Records of Angelina County, Texas to which reference is hereby made for any and all purposes being described by metes and bounds as follows:

**BEGINNING** on the South right of way line of State Farm to Market Road No. 842, at the Northeast corner of the above referred to 2.00 acre tract, same being one Northwest corner of that certain 21.247 acre tract (21.42 acres less 0.173 acre) which was conveyed from Mark A. Moscinski, et ux, to Richard L. Southwood by deed dated July 30, 2007 and recorded as Document No. 0023283 5 in the Deed Records of Angelina County, Texas, a 1/2" iron pipe found for corner from which a right of way monument found bears N 89° 51' 44" E 200.41 feet;

**THENCE** S 04° 09' 07" W with the East boundary line of the above referred to 2.00 acre tract, common with one West boundary line of said 21.247 acre tract, 404.48 feet to the Southeast corner of said 2.00 acre tract which is also an ell, or re-entrant corner of said 21.247 acre tract, a 1/2" iron rod found for corner, at fence corner;

**THENCE** N 85° 52' 28" W with the South boundary line of the above referred to 2.00 acre tract, common with one North boundary line of said 21.247 acre tract, 222.19 feet to a 1/2" iron rod found for corner;

**THENCE** N 04° 09' 26" E with the West boundary line of the above referred to 2.00 acre tract, common with one East boundary line of said 21.247 acre tract, 264.89 feet to an intersection with the East boundary line of that certain 1 acre tract which was conveyed from Kenneth W. Mechell to Patrick McClain, et ux, by deed dated November 15, 2004 and recorded in Volume 2083, on Page 15 of the Deed Records of Angelina County, Texas, a 1/2" iron pipe found for corner in a creek, or branch;

**THENCE** with the meanders of said stream which marks the common boundary between the above referred to 2.00 acre tract and McClain's 1 acre tract, three lines as follows:

- 1) N 24° 44' 42" E 7.78 feet,
- 2) N 22° 36' 14" E 35.00 feet,
- 3) N 08° 54' 48" W 58.33 feet to a point for corner on the South right of way line of State Farm to Market Road No. 842, from which a 1/2" iron rod found bears S 80° 29' 06" W 38.35 feet;

**THENCE** N 80° 29' 27" E with the South right of way line of State Farm to Market Road No. 842, 22.06 feet to a 1/2" iron pipe found for corner at beginning of curve in said line;

**THENCE** continuing with the South right of way line of State Farm to Market Road No. 842, in an Easterly direction, in a curve to the right which has a Central Angle of 06° 16'

22", a Radius of 1859.98 feet, a Long Chord which bears N 83° 37' 38" E 203.53 feet, distance along the Arc of 203.63 feet to the place of beginning containing 1.95 acres of land, more or less.

**Basis of Bearings** The West boundary line of that certain 21.42 acre tract which was conveyed from Jacqueline Derie Smith to Mark A. Moscinski, et ux, by deed dated March 25, 2003 and recorded in Volume 1735, on Page 1 of the Deed Records of Angelina County, Texas, which line was called N 01° 41' 05" W 630.89 feet.

804 Miller, Lufkin, TX 75901

FILED  
AT 1:50 O'CLOCK PM

FEB 12 2018 18-006627

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

**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: 4/3/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or 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 04/15/2005 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's File/Instrument Number, 197732 with Curtis Murphy and Lessie Murphy (grantor(s)) and New Century Mortgage Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Curtis Murphy and Lessie Murphy, securing the payment of the indebtedness in the original amount of \$72,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, As Trustee For The Structured Asset Investment Loan Trust, Mortgage Pass-through Certificates, Series 2005-8 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** A 50 FOOT X 111 FOOT, 0.127 ACRE TRACT OF LAND, IN A 2.00 ACRE TRACT, CONVEYED BY MRS. EVA SHARPE, AND MRS. ROBERT C. JORDAN, TO F.W. THOMAS, IN VOLUME 166, PAGE 564, ALL BEING IN THE J.L. QUINALTY LEAGUE, ABSTRACT NUMBER 40, ANGELINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT AN IRON PIPE, THAT IS, N 70 DEGREES 00 MINUTES E, 111.00 FEET FROM THE INTERSECTION OF THE NORTHWEST LINE OF SUNRISE AVENUE AND THE NORTHEAST LINE OF MILLER STREET, MARKING THE SOUTHEAST CORNER OF THE SAID 2.00 ACRES;

THENCE, N 20 DEGREES 00 MINUTES W, 100.00 FEET, WITH THE NORTHEAST LINE OF THE SAID 2.00 ACRES, TO A ONE-HALF INCH IRON ROD FOR THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED 50' X 111' 0.127 ACRE, DAVIS TRACT OF LAND;

THENCE, S 70 DEGREES 00 MINUTES W, 111.00 FEET, TO A ONE-HALF INCH IRON ROD, IN THE NORTHEAST LINE OF THE SAID MILLER STREET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 50' X 111' 0.127 ACRE, DAVIS TRACT OF LAND;

THENCE, N 20 DEGREES 00 MINUTES W, 50.00 FEET, WITH THE SAID NORTHEAST LINE OF MILLER STREET, TO A FENCE POST FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 50' X 111', 0.127 ACRE, DAVIS TRACT OF LAND;

THENCE, N 70 DEGREES 00 MINUTES E, 111.00 FEET, TO A ONE-HALF INCH IRON ROD IN THE NORTHEAST LINE OF THE SAID 2.00 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 50' X 111', 0.127 ACRE, DAVIS TRACT OF LAND;




4647002



THENCE, S 20 DEGREES 00 MINUTES E, 50.00 FEET WITH THE SAID NORTHEAST LINE OF THE 2.00 ACRES, TO THE TRUE POINT OF BEGINNING, CONTAINING, 0.127 ACRE OF LAND, MORE OR LESS;

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. U.S. Bank National Association, As Trustee For The Structured Asset Investment Loan Trust, Mortgage Pass-through Certificates, Series 2005-8, as Mortgage Servicer, is representing the current Mortgagee whose address is:

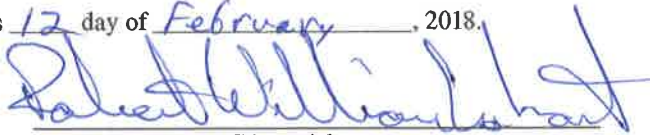
Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

  
SUBSTITUTE TRUSTEE  
Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Karen Lilley, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, 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 12 day of February, 2018.

  
NOTARY PUBLIC in and for

GREGG COUNTY  
My commission expires: Feb. 19, 2021  
Print Name of Notary:  
Robert Williams

**CERTIFICATE OF POSTING**

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

C&S No. 44-18-0006 / Reverse Mortgage / No  
Reverse Mortgage Solutions, Inc.

FILED  
AT 12:20 CLOCK PM  
FEB 12 2018

## NOTICE OF TRUSTEE'S SALE

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

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

**Date of Security Instrument:** January 25, 2013

**Grantor(s):** William Robert Allen and wife, Nelda Jean Allen

**Original Trustee:** G. Tommy Bastian

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for One Reverse Mortgage, LLC, its successors and assigns

**Recording Information:** Clerk's File No. 2013-00301379, in the Official Public Records of ANGELINA County, Texas.

**Current Mortgagee:** Reverse Mortgage Solutions, Inc.

**Mortgage Servicer:** Reverse Mortgage Solutions, Inc., whose address is C/O 14405 Walters Road, Suite 200, Houston, TX 77014 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

### Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE BARR & DAVENPORT SURVEY, ABSTRACT NO. 4 AND BEING ALL THE RESIDUE OF THAT CERTAIN CALLED 3.000 ACRE TRACT CONVEYED TO WILLIAM ROBERT ALLEN, ET UX IN THE DOCUMENT RECORDED IN VOLUME 999 ON PAGE 301 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Date of Sale:** 03/06/2018 **Earliest Time Sale Will Begin:** 1:00 PM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

**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.**

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Karen Lilley as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is

44-18-0006  
ANGELINA



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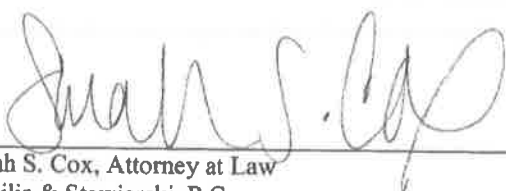
set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 7th day of February, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
\_\_\_\_\_  
Sarah S. Cox, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

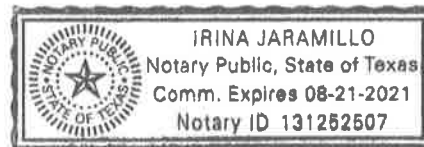
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 7th day of February, 2018.

  
\_\_\_\_\_  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-18-0006 / Reverse Mortgage / No  
Reverse Mortgage Solutions, Inc.

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 82321

Land Situated in the City of Lufkin in the County of Angelina in the State of TX

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the BARR & DAVENPORT SURVEY, ABSTRACT NO. 4 and being all the residue of that certain called 3.000 acre tract conveyed to William Robert Allen, et ux in the document recorded in Volume 999 on Page 301 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pipe found for the Southwest corner of the aforesaid referred to 3.000 acre tract, the Southeast corner of a called 2.670 acre tract conveyed to John Childers, et al in the document recorded in Volume 1251 on Page 644 of the said Real Property Records and an angle corner of a called 8.28 acre tract conveyed to Darick Henderson, et ux in Document # 2005-00206333 of the Official Public Records of the said County, from which a 1/2" iron pin found for reference bears N 82 degrees 29' 45" E 0.31 feet;

THENCE, along the common boundary line of the said 3.000 acre tract and the said 2.670 acre tract, N 09 degrees 18' 12" W at 128.84 feet a 1/2" iron pin found for the Southwest corner of a called 1.500 acre tract conveyed to John R. Childers, et al in the document recorded in Volume 1015 on Page 728 of the said Real Property Records, from which a 1/2" iron pin found for the Northwest corner of the said 3.000 acre tract and the said 1.500 acre tract bears N 09 degrees 18' 12" W 91.49 feet;

THENCE, across the said 3.000 acre tract and along the South boundary line of the said 1.500 acre tract, N 77 degrees 07' 09" East 435.94 feet a point in the approximate centerline of Kirkland Road for the Southeast corner of the said 1.500 acre tract on a common boundary line of the said 3.000 acre tract and a called 5.51 acre tract conveyed to Richard Williamson, et ux in Document # 2006-00220710 of the said Official Public Records, from which a 1/2" iron pin found for the reference bears S 76 degrees 40' 34" W 28.47 feet;

THENCE, along the common boundary lines of the said 3.000 acre tract and the said 5.51 acre tract and along the said centerline the following two (2) courses:

- 1) S 05 degrees 39' 18" E at 118.79 feet an angle corner
- 2) S 02 degrees 30' 04" W at 57.58 feet the Southeast corner of the said 3.000 acre tract and the Northeast corner of the said 8.28 acre tract, from which a 1/2" iron pin found for the reference bears S 83 degrees 17' 40" W 25.32 feet;



THENCE, along the common boundary line of the said 3.000 acre tract and the said 8.28 acre tract, S 83 degrees 17' 40" W at 416.18 feet the POINT AND PLACE OF BEGINNING and containing 1.493 acres of land, more or less, of which 0.09 acre lies within Kirkland Road.

The bearings for this tract are based on the South boundary line of the said 3.000 acre tract (S 83 degrees 17' 40" W).

**NOTE:** The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 913 Kirkland Rd , Lufkin, TX 75904-1557