

NOTICE TO SERVICE MEMBERS: A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service Members Civil Relief Act (50 U.S.C. app Section 501 et seq) and state law, including Section 51.015, Texas Property Code. 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.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

ATTEST
JENNIFER R. M
County Clerk at Law
Angelina County Texas
MAD
APR 12 2018

THE STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF ANGELINA

THAT, on the 27th Day of August, 2014, MICHAEL TERRY, A MARRIED MAN, did execute and deliver to AMERICAN SOUTHWEST MORTGAGE CORP that certain Promissory Note, in the original principal sum of ONE HUNDRED THIRTY-EIGHT THOUSAND SEVEN HUNDRED SEVENTY-FIVE and 00/100 DOLLARS (\$138,775.00) [the "Note"]; and

WHEREAS, default has occurred in the payment of the Note and the same has been accelerated to maturity and is not wholly due; and

WHEREAS, the repayment of the aforesaid Note is secured by the certain Deed of trust, dated 27th Day of August, 2014, executed by MICHAEL TERRY, A MARRIED MAN, in favor of AMERICAN SOUTHWEST MORTGAGE CORP [the "Deed of Trust"], which Deed of Trust is recorded under Official Records INSTRUMENT # 2014-00320608 and as assigned through an Assignment of Deed of Trust recorded under Official Records INSTRUMENT # 2017-00359155 IN FAVOR OF ORIGIN BANK in the Real Property Records of ANGELINA County, Texas, and which covers and affects real property more particularly located ANGELINA County, Texas [the "Property"]; and

WHEREAS, the undersigned has been designated to act as Substitute Trustee under the Deed of Trust, for the purpose of collection of the Note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3RD of APRIL 2018 at 1:00 P.M. or within three (3) hours thereafter, I will sell to the highest bidder for cash, at the place designated by the Commissioner's Court of ANGELINA County, Texas, to wit: being the public area of the ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN, TX 75901 located in the City of Lufkin, Texas, the following described real property, to wit:

Please see legal Description attached Exhibit "A" page 1 and 2

WITNESS MY HAND this 12 day of March, 2018

Rick Snoke or Jason L. Fowell or Kimberly George Sheryl La Mont, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Kathleen Adkins, Evan Press, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Ronnie Hubbar
SUBSTITUTE TRUSTEE

ADDRESS OF PROPERTY:

325 Edgewood Circle
Lufkin, TX 75904

ADDRESS OF TRUSTEE:

C/O Rick Snoke
600 E John Carpenter Freeway, Suite 200
Irving, TX 75254

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EXHIBIT "A"

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BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being a part or portion of Lot No. 20 of Block No. 10 of the IDLEWOOD SUBDIVISION, a subdivision in Angelina County, Texas, as recorded in Cabinet A on Slide 137B & 138A of the Map and Plat Records of Angelina County, Texas, (and being all of that certain 0.976 acre tract described in a deed from Pamela Gaye Cole to Patricia W. Allen, et al dated May 17, 2012 and recorded in Document No. 2012-00292671 of the Deed Records of Angelina County, Texas, to which references are 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 Northeast corner of the aforesaid referred to Lot No. 20 and the Northeast corner of the aforesaid referred to 0.976 acre tract, a 1/2" pipe found for corner in the South right-of-way line of Ridgewood Drive (50 feet wide right-of-way) and the West right-of-way line of Edgewood Drive (50 feet wide right-of-way), said pipe witnessed by a 1/2" pipe bearing N 36° 46' 03" E 0.61 feet;

THENCE S 14° 27' 23" E (called S 14° 32' 00" E) with the East boundary line of the said Lot No. 20, the East boundary line of the said 0.976 acre tract, and the West right-of-way line of the said Edgewood Drive, at 110.16 feet (called 110.00 feet) the Southeast corner of the said 0.976 acre tract and the Northeast corner of that certain 0.74 acre tract described in a deed from Trans-Texas Homes Corporation to Uari C. And Rose A. Jaramillo dated March 10, 1989 and recorded in Volume 761 on Page 406 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner;

THENCE S 75° 40' 45" W (called S 75° 28' 00" W) with the South boundary line of the said 0.976 acre tract and the North boundary line of the said 0.74 acre tract, at 324.45 feet (called 325.11 feet) the Southwest corner of the said 0.976 acre tract and the Northwest corner of the said 0.74 acre tract, a 1/2" rod found for corner in the Southwest boundary line of the aforesaid Lot No. 20 and the Northeast boundary line of Lot No. 15, said rod witnessed by a fence corner bearing N 10° 28' 07" W 0.82 feet;

THENCE N 44° 58' 22" W (called N 45° 02' 50" W) with the Southwest boundary line of the said Lot No. 20, the Southwest boundary line of the aforesaid referred to Lot No. 21, the Southwest boundary line of the said 0.976 acre tract, and the Northeast boundary line of the said Lot No. 15 (land to the Southwest - Volume 1263, Page 705 and Document No. 2013-00300340), at 35.69 feet pass on line a 1/2" rod, at 35.81 feet pass a 1/2" pipe 0.38 feet left, at 65.67 feet (called 65.52 feet) the West corner of the said 0.976 acre tract, the West corner of the said Lot No. 20, the South corner of Lot No. 21, and the South corner of that certain tract (Lot No. 21 save and except the Northwest 10 feet) conveyed in an affidavit of correction from the Secretary of Housing and Urban Development to Alejandro Sanchez-Serna dated January 24, 2013 and recorded in Document No. 2013-00301082 of the Deed Records of Angelina County, Texas (original document in Document No. 2012-00296552), a 1/2" pipe found for corner at a fence corner witnessed by a 1/2" pipe found for the West corner of the said Sanchez-Serna tract bearing N 44° 58' 22" W 113.13 feet;

EXHIBIT "A"

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THENCE N 45° 04' 07" E (called N 44° 57' 10" E) with the Northwest boundary line of the said 0.976 acre tract, the Northwest boundary line of the said Lot No. 20, the Southeast boundary line of the said Sanchez-Serna tract, and the Southeast boundary line of the said Lot No. 21, at 200.15 feet (called 200.88 feet) the North corner of the said 0.976 acre tract, the North corner of the said Lot No. 20, the East corner of the said Sanchez-Serna tract, and the East corner of the said Lot No. 21, a 1/2" pipe found for corner in the Southwest right-of-way line of the aforesaid Ridgewood Drive, said pipe witnessed by a 1/2" pipe found for the North corner of the said Sanchez-Serna tract bearing N 45° 03' 00" W 113.54 feet;

THENCE S 89° 44' 02" E (called S 89° 53' 00" E) with the North boundary line of the aforesaid 0.976 acre tract, the North boundary line of the said Lot No. 20, and the South right-of-way line of the said Ridgewood Drive, at 191.58 feet (called 191.55 feet) the point and place of beginning and containing 0.975 acre of land, more or less.

Basis of Bearings: The Northeast boundary line of that certain tract (Lot No. 21 save and except the Northwest 10 feet) conveyed in an affidavit of correction from the Secretary of Housing and Urban Development to Alejandro Sanchez-Serna dated January 24, 2013 and recorded in Document No. 2013-00301082 of the Deed Records of Angelina County, Texas - original document in Document No. 2012-00296552 (subdivision plat call - N 45° 03' W 115 feet (125 feet save and except 10 feet) - found 1/2" pipes 113.54 feet apart).