

JAN 27 2022

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By _____**NOTICE OF FORECLOSURE 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 OR 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: 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 J. L. QUINALTY SURVEY, ABSTRACT NO. 40 AND BEING ALL THAT CERTAIN CALLED 0.17 ACRE TRACT OWNED BY LELA SIMMONS IN DOCUMENT #2006-00217989 OF THE OFFICIAL PUBLIC 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 INCH IRON PIN SET FOR THE SOUTHWEST CORNER OF THE AFORESAID REFERRED TO 0.17 ACRE TRACT AT THE INTERSECTION OF THE NORTH MARGIN OF DAVIS STREET AND THE EAST MARGIN OF BOB STREET, FROM WHICH AN IRON STAKE FOUND FOR REFERENCE BEARS SOUTH 43 DEGREES 29 MINUTES 55 SECONDS WEST 8.94 FEET;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE SAID 0.17 ACRE TRACT AND ALONG THE SAID EAST MARGIN, NORTH AT 149.94 FEET A 1/2 INCH IRON PIN SET FOR THE NORTHWEST CORNER OF THE SAID 0.17 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 16/100 ACRE TRACT CONVEYED TO JAMES CORNISH, ET UX IN THE DOCUMENT RECORDED IN VOLUME 661 ON PAGE 562 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY, FROM WHICH AN 1 INCH IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 33 DEGREES 25 MINUTES 53 SECONDS WEST 7.93 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 0.17 ACRE TRACT AND THE SAID 16/100 ACRE TRACT, EAST AT 50.00 FEET A POINT UNDER A BUILDING FOR THE NORTHEAST CORNER OF THE SAID 0.17 ACRE TRACT, THE SOUTHEAST CORNER OF THE SAID 16/100 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.138 ACRE TRACT CONVEYED TO WILLIE SIMMONS, ET UX IN THE DOCUMENT RECORDED IN VOLUME 553 ON PAGE 870 OF THE DEED RECORDS OF THE SAID COUNTY, FROM WHICH A 1/2 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE SAID 0.138 ACRE TRACT BEARS EAST 40.00 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 0.17 ACRE TRACT AND THE SAID 0.138 ACRE TRACT SOUTH AT 149.94 FEET A 1/2 INCH IRON PIN SET ON THE SAID NORTH MARGIN OF DAVIS STREET FOR THE SOUTHEAST CORNER OF THE SAID 0.17 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 0.138 ACRE TRACT, FROM WHICH A 1/2 INCH IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.138 ACRE TRACT BEARS EAST 40.00 FEET;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.17 ACRE TRACT AND ALONG THE SAID NORTH MARGIN, WEST AT 50.00 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.172 ACRE OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE EAST BOUNDARY LINE OF THE SAID 0.138 ACRE TRACT (SOUTH).

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/12/2013 and recorded in Document 2013-00310858 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: 04/05/2022

Time: 01:00 PM

Place: Angelina County, Texas at the following location: 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 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 LELA SIMMONS, provides that it secures the payment of the indebtedness in the original principal amount of \$105,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.



6. *Order to Foreclose.* AMERICAN ADVISORS GROUP obtained a Order from the 159th District Court of Angelina County on 01/19/2022 under Cause No. CV-01386-21-10. 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law


Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Sheryl La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on January 27, 2022 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.



Posted by Sheryl La Mont, January 27, 2022.