

FILED
AT 2:55 O'CLOCK P M

FEB 25 2021

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

By _____
0000008840167

3088 FM 2021
LUFKIN, TX 75901

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: April 06, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 11, 2015 and recorded in Document CLERK'S FILE NO. 2015-00332771 real property records of ANGELINA County, Texas, with WANDA CHERRY, grantor(s) and REGIONS BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WANDA CHERRY, securing the payment of the indebtednesses in the original principal amount of \$45,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. REGIONS BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. REGIONS BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o REGIONS BANK
2050 PARKWAY OFFICE CIRCLE
HOOVER, AL 35244



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2/25/2021 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: Yasmir Diaz

Date: 2/25/2021

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ANGELINA

EXHIBIT "A"

TRACT NO. ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE V. MICHELLI GRANT IN ANGELINA COUNTY, TEXAS, AND BEING A PART OF THE 9 ACRE TRACT CONVEYED TO C. I. BRAZIL BY M. O. BAILEY, ET UX, BY DEED DATED THE 10TH DAY OF SEPTEMBER, 1943, OF RECORD IN VOL. 105, PAGE 50, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE PORTION HEREIN CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE S E CORNER OF SAID 9 ACRE TRACT, AN IRON PIPE FOR CORNER;

THENCE WEST WITH THE S B LINE OF SAID TRACT 290 FEET, AN IRON PIPE FOR CORNER;

THENCE NORTH 110 FEET, A CREOSOTED POST FOR CORNER;

THENCE EAST 290 FEET TO THE E B LINE OF SAID TRACT, AN IRON PIPE FOR CORNER;

THENCE SOUTH WITH SAID E B LINE 110 FEET TO THE PLACE OF BEGINNING CONTAINING 73/100 OF AN ACRE, MORE OR LESS.

TRACT NO. TWO:

BEING 2 ACRES OF LAND SITUATED IN ANGELINA COUNTY, TEXAS IN THE V. MICHELLI GRANT, AND BEING ALL OF THAT CERTAIN TRACT (1) DESCRIBED IN DEED FROM C. I. BRAZIL AND WIFE, JULIA BRAZIL TO J. D. BRADSHAW AND WIFE, GRACIE BRADSHAW, DATED MARCH 2, 1959, AND RECORDED IN VOL. 277, PAGE 73 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT (2) DESCRIBED IN DEED FROM C. I. BRAZIL AND WIFE, JULIA BRAZIL TO J. D. BRADSHAW AND WIFE, GRACE BRADSHAW, DATED SEPTEMBER 6, 1962, AND RECORDED IN VOL. 271, PAGE 74 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT (3) DESCRIBED IN DEED FROM EARL HENDRY AND WIFE, BEULAH HENDRY, TO J. D. BRADSHAW AND WIFE, GRACE BRADSHAW, DATED SEPTEMBER 6, 1962, AND RECORDED IN VOL. 271, PAGE 76 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, SAID 2 ACRES OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO C. I. BRAZIL AND WIFE, JULIA BRAZIL TO J. D. BRADSHAW AND WIFE, GRACIE BRADSHAW, SAID TRACT BEING THE ABOVE MENTIONED TRACT (1) AND IN THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 2021;

THENCE EAST AT 163.6 VRS. (454.4 FEET) THE NORTHEAST CORNER OF SAME;

THENCE SOUTH AT 74.1 VRS. (199.8 FEET) (CALLED 205.8 FEET) THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED BY EARL HENDRY AND WIFE, BEULAH HENDRY TO J. D. BRADSHAW AND WIFE, GRACE BRADSHAW, SAID TRACT BEING THE ABOVE MENTIONED TRACT (3);

THENCE WEST AT 135.5 VRS. (376.4 FEET) THE SOUTHWEST CORNER OF SAME IN THE EAST RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD NO. 2021;

THENCE NORTH 20 DEGREES WEST WITH SAID RIGHT-OF-WAY LINE AT 79.5 VRS (220.8 FEET) (CALLED 226.8 FEET) THE PLACE OF BEGINNING AND CONTAINING 2 ACRES OF LAND, MORE OR LESS.