

FILED  
AT 3:03 O'CLOCK AM

MAR 12 2020

20TX404-0133  
4441 PAHAL ROAD, LUFKIN, TX 75901

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

By \_\_\_\_\_

### NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:  
SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated August 11, 2016 and recorded on August 19, 2016 as Instrument Number 2016-00343084 in the real property records of ANGELINA County, Texas, which contains a power of sale.
- Sale Information: April 07, 2020, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Courthouse Annex, located at 606 East Lufkin Ave., Lufkin, Texas in the hall outside of the Commissioner's Courtroom adjacent to the atrium, or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by AMY L. CHRISTOPHER AND BRANDON K. CHRISTOPHER secures the repayment of a Note dated August 11, 2016 in the amount of \$159,556.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**



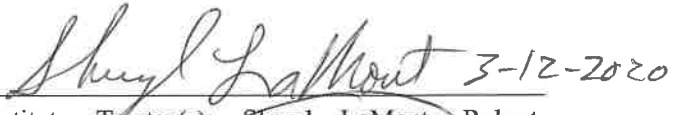
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**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER 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.**



Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, TX 75024



Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Harriett Fletcher, Karen Lilley, David Sims  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

# Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JAMES W. CLAYTON SURVEY, ABSTRACT NO. 151 and being a part or portion of that certain 35.711 acre tract (50.711 acres save and except 15.00 acres) described in a deed from H.G. Lowery, et ux to The H.G. Lowery And Alice M. Lowery Revocable Living Trust dated May 30, 2007 and recorded in Document No. 2007-00230297 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 N 00° 22' 54" W 1505.51 feet from a ½" pipe (at a fence corner) found for an interior ell corner of the aforesaid referred to 35.711 acre tract and the Southeast corner of that certain 21.11 acre tract described in a deed from H.G. Lowery, et ux to The H.G. Lowery And Alice M. Lowery Revocable Living Trust dated May 30, 2007 and recorded in Document No. 2007-00230296 of the Deed Records of Angelina County, Texas, a ½" pipe set for corner in a West boundary line of the said 35.711 acre tract and the East boundary line of the said 21.11 acre tract, said pipe witnessed by a fence corner bearing N 57° E 2.2 feet and a fence corner bearing N 89° E 9.6 feet;

THENCE N 00° 22' 54" W (called N 00° 22' 30" W) with a West boundary line of the said 35.711 acre tract and the East boundary line of the said 21.11 acer tract, at 314.78 feet pass on line a ½" pipe found for reference, at 339.38 feet a Northwest corner of the said 35.711 acre tract and the Northeast corner of the said 21.11 acre tract, a 60d nail found for corner in the South (Southeast) boundary line of that certain 8.052 acre tract described in a deed from James E. Pahal, et ux to Pat G. Oates, et ux dated January 17, 2001 and recorded in Volume 1348 on Page 191 of the Deed Records of Angelina County, Texas, said 60d nail being in the existing centerline of Pahal Road;

THENCE N 51° 15' 01" E (called N 51° 14' 36" E) with the North (or Northwest) boundary line of the said 35.711 acre tract, the South (or Southeast) boundary line of the said 8.052 acre tract, the South boundary line of PITTS SUBDIVISION, a subdivision in Angelina County, Texas, as recorded in Cabinet F on Slide 3-B of the Map and Plat Records of Angelina County, Texas, and with the existing centerline of Pahal Road, at approximately 97.87 feet pass a point for the Southeast corner of the said 8.052 acre tract and the Southwest corner of the said PITTS SUBDIVISION (said point witnessed by a ½" rod bearing N 19° 44' 18" W 21.47 feet), at 468.34 feet the Northeast corner of the said 35.711 acre tract and the Northwest corner of that certain 14.995 acre tract described in a deed from Russell A. Pugh, et ux to Michael J. Walker, et ux dated November 24, 1997 and recorded in Volume 1129 on Page 623 of the Deed Records of Angelina County, Texas, a point for corner;

THENCE S 00° 00' 12" E with the East boundary line of the said 35.711 acre tract and the West boundary line of the said 14.995 acre tract, at 26.96 feet pass on line a ½" rod found for reference, at 715.67 feet a ½" pipe set for corner witnessed by a ½" rod found for an interior ell corner of the said 35.711 acre tract and the Southwest corner of the said 14.995 acre tract bearing S 00° 00' 12" E 1318.75 feet and a fence corner bearing N 87° W 1.1 feet;

# Exhibit "A"

THENCE three calls severing the said 35.711 acre tract and with a fence as follows:

- (1) N 87° 19' 45" W 164.20 feet, a ½" pipe set for corner at a fence corner;
- (2) N 01° 28' 53" E 80.08 feet, a ½" pipe set for corner at a fence corner;
- (3) S 88° 42' 16" W, at 201.13 feet the point and place of beginning and containing 4.35 acres of land, more or less.

Basis of Bearings: The West boundary line of that certain 14.995 acre tract described in a deed from Russell A. Pugh, et ux to Michael J. Walker, et ux dated November 24, 1997 and recorded in Volume 1129 on Page 623 of the Deed Records of Angelina County, Texas (deed call - N 00° 00' 12" W 2007.30 to the reference corner - found 1/2" rods 2007.46 feet apart).