

BANCORPSOUTH BANK (BAP)
GRAZIOSO, CALEB HUNTER
909 HERITAGE TRL, DIBOLL, TX 75941

USDA
Firm File Number: 20-035471

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 20, 2013, CALEB HUNTER GRAZIOSO, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to BURGESS, LAURIE, as Trustee, the Real Estate hereinafter described, to BANCORPSOUTH BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2013-00311844, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Angelina county, pursuant to Section §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.

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

SEE EXHIBIT A

Property Address: 909 HERITAGE TRL
DIBOLL, TX 75941
Mortgage Servicer: BANCORPSOUTH BANK
Mortgagee: BANCORPSOUTH BANK
2778 W. JACKSON ST.
BLDG 2 - 2ND FLOOR
TUPELO, MS 38801

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 property securing the above referenced loan.

Sheryl LaMont

SUBSTITUTE TRUSTEE

.Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard 02-10-2020
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

FILED
AT 2:36 O'CLOCK P.M.

FEB 10 2020

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

Texas Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot 9 of Heritage South, a Subdivision to Angelina County, as the same appears upon the official map or plat, which is of record in Cabinet A, Slide 162-A, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

SAVE & EXCEPT:

All that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the D. LEONE SURVEY, ABSTRACT NO. 23 and being a part or portion of Lot No. 9 of HERITAGE SOUTH, a subdivision in Angelina County, Texas, as recorded in Cabinet A on Slide 162-A of the Map and Plat Records, of Angelina County, Texas (said Lot No. 9 conveyed in a deed from Philip Frankens to Scotty G. Frankens dated December 7, 1998 and recorded in Volume 1189 on Page 611 of 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, to wit:

BEGINNING at the Northwest corner of the aforesaid referred to Lot No. 9. The West corner of Lot No. 8, the South corner of Lot No. 13, and an angle corner of Lot No. 12, a point for corner in a tree witnessed by a 1 1/2" pipe at a 24" Tallow tree bearing S 29° 36' 44" W 0.79 feet;

THENCE S 44° 47' 59" E (called S 44° 47' 03" E) with the North (or Northeast) boundary line of the said Lot No. 9 and the South (or Southwest) boundary line of Lot No. 8 (conveyed to Rhonda Charlene Courtney in Volume 1157 on Page 20), at 189.58 (called 189.67 feet) the Northeast corner of the said Lot No. 9 and the Southeast corner of the said Lot No. 8, a 3/4" pipe found for corner in the West right-of-way line of Heritage Trail (cul-de-sac with 50 feet radius), said pipe witnessed by a power pole bearing N 64° W 29.2 feet;

THENCE Southwesterly with a 114° 35' 30" curve to the left (Central Angle = 13° 58' 32" Radius = 50.00 feet with Long Chord Bearing and Distance = S 32° 46' 36" W 12.17 feet) with the East boundary line of the said Lot No. 9 and the West right-of-way line of the said Heritage Trail, at 12.20 feet a 1/2" pipe set for corner witnessed by a 1/2" pipe at the end of the curve (beginning of cul-de-sac) bearing S 05° 06' 35" E 51.35 feet (said 1/2" pipe witnessed by a 1 1/2" pipe bearing S 63° 55' 39" E 1.56 feet and a 1/2" pipe bearing S 59° 33' 00" E 40.00 feet;

THENCE N 41° 15' 45" W severing the said Lot No. 9, at 192.57 feet the point and place of beginning and containing 0.026 acre of land, more or less.

Basis of Bearings: The North boundary line of HERITAGE SOUTH, a subdivision in Angelina County, Texas, as recorded in Cabinet A on Slide 162-A of the Map and Plat Records of Angelina County, Texas (subdivision plat call - N 69° 46' 29" E 855.04 feet - found concrete monument (N.W.C.) and a bolt (N.E.C.) 854.88 feet apart).