

Our File Number: 16-19394

Name: MARIA BEATRIZ MARTINEZ AND HUSBAND PEDRO MARTINEZ

FILED
AT 11:50 O'CLOCK
MAR 12 2018
County Clerk AMY FINCHER
Angelina County Court at Law
By: [Signature]

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 16, 2000, MARIA BEATRIZ MARTINEZ AND HUSBAND PEDRO MARTINEZ executed a Deed of Trust/Security Instrument conveying to THOMAS W. ELLISON, as Trustee, the Real Estate hereinafter described, to COMMERCIAL BANK OF TEXAS, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 126166, in Book 1263, at Page 460, and recorded MARCH 12, 2001, under County Clerk Number 00139775, in Book 1369, at Page 139, in the DEED OF TRUST OR REAL PROPERTY records of ANGELINA COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MAY 1, 2018, 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, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF BLOCK 2 OF OAK GROVE PLACE ADDITION TO THE CITY OF LUFKIN, TEXAS, RECORDED IN CABINET B ON SLIDE 37-A AND B OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING A PART OR PORTION OF LOTS 1, 2 AND 3, BLOCK 2 OF THE SAID ADDITION TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 603 HUMASON
LUFKIN, TX 75901
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 12 day of March, 2018.

[Signature]
Sheryl LaMont, Robert LaMont, Harriett Fletcher,
David Sims, Karen Lilley, Sharon St. Pierre,
Frederick Britton, Evan Press, Patrick Zwiers,
Kristopher Holub, Allan Johnston, Shawn Schiller,
Kathleen Adkins, Darla Boettcher, Ronnie
Hubbard, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of BLOCK 2 of OAK GROVE PLACE ADDITION to the City of Lufkin, Texas, recorded in Cabinet B on Slide 37-A and B of the Map or Plat Records of Angelina County, Texas, and being a part or portion of LOTS 1, 2 and 3, BLOCK 2 of the said Addition 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 concrete monument found for the Southwest corner of a tract of land conveyed to C.M. Hicks in the document recorded in Volume 150 on Page 135 of the Deed Records of the said County, on the Southeast boundary line of the aforesaid referred to Block 2 and the aforesaid referred to Lot 3 and on the Northwest Right-of-Way line of Humason Drive;

THENCE, along the Southeast boundary line of the said Lot 3 and the aforesaid referred to Lots 2 and 1 and the said Northwest ROW line, S 52° 00' 44" W at 143.74 feet a 5/8" iron pin found for corner at the beginning of a curve to the right;

THENCE, 119.75 along the curving South boundary line of the said Lot 1 and curving North ROW line of Humason Drive and along a 44° 32' 00" curve having a radius of 128.66 feet, a central angle of 53° 19' 40" and a long chord bearing S 78° 40' 33" W a distance of 115.47 feet to a 5/8" iron pin found for the Southwest corner of the said Lot 1 at the intersection of the said North ROW line and the East ROW line of Brady Street;

THENCE, along the West boundary line of the said Lot 1 and the said East ROW line, N 07° 32' 35" E at 206.85 feet a 1/2" iron pin set for the Southwest corner of a tract of land conveyed to Ruby E. Hicks in the document recorded in Volume 570 on Page 911 of the Real Property Records of the said County, in the approximate centerline of a branch;

THENCE along the approximate centerline of the said branch and the South boundary of the said Ruby E. Hicks tract the following five (5) courses:

1. S 86° 24' 51" E 41.79 feet to a point for corner;
2. S 87° 33' 39" E 27.80 feet to a point for corner;
3. S 76° 23' 04" E 24.02 feet to a point for corner;
4. N 88° 53' 51" E 40.67 feet to a point for corner;
5. N 51° 17' 14" E at 19.17 feet a 1/2" iron pin set for the Southeast corner of the said Ruby E. Hicks tract on the West boundary line of the said C.M. Hicks tract;

THENCE, along the West boundary line of the said C.M. Hicks tract, S 27° 38' 30" E at 109.75 feet the POINT AND PLACE OF BEGINNING and containing 0.754 acre of land, more or less.

The bearing basis for this tract is taken from the Southeast boundary line of the said C.M. Hicks tract.

MM