

NOTICE TO SERVICE MEMBERS: A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service Members Civil Relief Act (50 U.S.C. app Section 501 et seq) and state law, including Section 51.015, Texas Property Code. 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.

**NOTICE OF NON-JUDICIAL FORECLOSURE SALE**

THE STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

**COUNTY OF ANGELINA**

FILED  
AT 12:200 CLOCK P.M.  
APR 09 2018  
AMY FINCHER  
County Clerk, County Court and  
Angela County Clerk, Texas  
By *AMY*

THAT, on the 27<sup>th</sup> Day of August, 2014, MICHAEL TERRY, A MARRIED MAN, did execute and deliver to AMERICAN SOUTHWEST MORTGAGE CORP that certain Promissory Note, in the original principal sum of ONE HUNDRED THIRTY-EIGHT THOUSAND SEVEN HUNDRED SEVENTY-FIVE and 00/100 DOLLARS (\$138,775.00) [the "Note"]; and

WHEREAS, default has occurred in the payment of the Note and the same has been accelerated to maturity and is not wholly due; and

WHEREAS, the repayment of the aforesaid Note is secured by the certain Deed of trust, dated 27<sup>th</sup> Day of August, 2014, executed by MICHAEL TERRY, A MARRIED MAN, in favor of AMERICAN SOUTHWEST MORTGAGE CORP [the "Deed of Trust"], which Deed of Trust is recorded under Official Records INSTRUMENT # 2014-00320608 and as assigned through an Assignment of Deed of Trust recorded under Official Records INSTRUMENT # 2017-00359155 IN FAVOR OF ORIGIN BANK in the Real Property Records of ANGELINA County, Texas, and which covers and affects real property more particularly located ANGELINA County, Texas [the "Property"]; and

WHEREAS, the undersigned has been designated to act as Substitute Trustee under the Deed of Trust, for the purpose of collection of the Note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st of May 2018 at 1:00 P.M. or within three (3) hours thereafter, I will sell to the highest bidder for cash, at the place designated by the Commissioner's Court of ANGELINA County, Texas, to wit: being the public area of the ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN, TX 75901 located in the City of Lufkin, Texas, the following described real property, to wit:

**Please see legal Description attached Exhibit "A" page 1 and 2**

WITNESS MY HAND this 09 day of April, 2018

*Sheryl LaMont*

Rick Snoke or Jason L. Fowell or Kimberly George, Sheryl La Mont, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Kathleen Adkins, Evan Press, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Ronnie Hubbar  
**SUBSTITUTE TRUSTEE**

**ADDRESS OF PROPERTY:**

325 Edgewood Circle  
Lufkin, TX 75904

**ADDRESS OF TRUSTEE:**

C/O Rick Snoke  
600 E John Carpenter Freeway, Suite 200

Irving, TX 75254

43965.0034

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## EXHIBIT "A"

(Page 1 of 2)

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being a part or portion of Lot No. 20 of Block No. 10 of the IDLEWOOD SUBDIVISION, a subdivision in Angelina County, Texas, as recorded in Cabinet A on Slide 137B & 138A of the Map and Plat Records of Angelina County, Texas, (and being all of that certain 0.976 acre tract described in a deed from Pamela Gaye Cole to Patricia W. Allen, et al dated May 17, 2012 and recorded in Document No. 2012-00292671 of the Deed Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to Lot No. 20 and the Northeast corner of the aforesaid referred to 0.976 acre tract, a 1/2" pipe found for corner in the South right-of-way line of Ridgewood Drive (50 feet wide right-of-way) and the West right-of-way line of Edgewood Drive (50 feet wide right-of-way), said pipe witnessed by a 1/2" pipe bearing N 36° 46' 03" E 0.61 feet;

THENCE S 14° 27' 23" E (called S 14° 32' 00" E) with the East boundary line of the said Lot No. 20, the East boundary line of the said 0.976 acre tract, and the West right-of-way line of the said Edgewood Drive, at 110.16 feet (called 110.00 feet) the Southeast corner of the said 0.976 acre tract and the Northeast corner of that certain 0.74 acre tract described in a deed from Trans-Texas Homes Corporation to Uari C. And Rose A. Jaramillo dated March 10, 1989 and recorded in Volume 761 on Page 406 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner;

THENCE S 75° 40' 45" W (called S 75° 28' 00" W) with the South boundary line of the said 0.976 acre tract and the North boundary line of the said 0.74 acre tract, at 324.45 feet (called 325.11 feet) the Southwest corner of the said 0.976 acre tract and the Northwest corner of the said 0.74 acre tract, a 1/2" rod found for corner in the Southwest boundary line of the aforesaid Lot No. 20 and the Northeast boundary line of Lot No. 15, said rod witnessed by a fence corner bearing N 10° 28' 07" W 0.82 feet;

THENCE N 44° 58' 22" W (called N 45° 02' 50" W) with the Southwest boundary line of the said Lot No. 20, the Southwest boundary line of the aforesaid referred to Lot No. 21, the Southwest boundary line of the said 0.976 acre tract, and the Northeast boundary line of the said Lot No. 15 (land to the Southwest - Volume 1263, Page 705 and Document No. 2013-00300340), at 35.69 feet pass on line a 1/2" rod, at 35.81 feet pass a 1/2" pipe 0.38 feet left, at 65.67 feet (called 65.52 feet) the West corner of the said 0.976 acre tract, the West corner of the said Lot No. 20, the South corner of Lot No. 21, and the South corner of that certain tract (Lot No. 21 save and except the Northwest 10 feet) conveyed in an affidavit of correction from the Secretary of Housing and Urban Development to Alejandro Sanchez-Serna dated January 24, 2013 and recorded in Document No. 2013-00301082 of the Deed Records of Angelina County, Texas (original document in Document No. 2012-00296552), a 1/2" pipe found for corner at a fence corner witnessed by a 1/2" pipe found for the West corner of the said Sanchez-Serna tract bearing N 44° 58' 22" W 113.13 feet;

## EXHIBIT "A"

(Page 2 of 2)

THENCE N 45° 04' 07" E (called N 44° 57' 10" E) with the Northwest boundary line of the said 0.976 acre tract, the Northwest boundary line of the said Lot No. 20, the Southeast boundary line of the said Sanchez-Serna tract, and the Southeast boundary line of the said Lot No. 21, at 200.15 feet (called 200.88 feet) the North corner of the said 0.976 acre tract, the North corner of the said Lot No. 20, the East corner of the said Sanchez-Serna tract, and the East corner of the said Lot No. 21, a 1/2" pipe found for corner in the Southwest right-of-way line of the aforesaid Ridgewood Drive, said pipe witnessed by a 1/2" pipe found for the North corner of the said Sanchez-Serna tract bearing N 45° 03' 00" W 113.54 feet;

THENCE S 89° 44' 02" E (called S 89° 53' 00" E) with the North boundary line of the aforesaid 0.976 acre tract, the North boundary line of the said Lot No. 20, and the South right-of-way line of the said Ridgewood Drive, at 191.58 feet (called 191.55 feet) the point and place of beginning and containing 0.975 acre of land, more or less.

Basis of Bearings: The Northeast boundary line of that certain tract (Lot No. 21 save and except the Northwest 10 feet) conveyed in an affidavit of correction from the Secretary of Housing and Urban Development to Alejandro Sanchez-Serna dated January 24, 2013 and recorded in Document No. 2013-00301082 of the Deed Records of Angelina County, Texas - original document in Document No. 2012-00296552 ( subdivision plat call - N 45° 03' W 115 feet (125 feet save and except 10 feet) - found 1/2" pipes 113.54 feet apart).

SHAPIRO SCHWARTZ, LLP (SHZ)  
CHILDRESS, THOMAS E. AND RENEE  
342 BENTON ROAD, LUFKIN, TX 75901

CONVENTIONAL  
Firm File Number: 17-028246

FILED  
APR 09 2018  
O'CLOCK P.M.  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By: [Signature]

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 23, 2013, THOMAS E. CHILDRESS AND RENEE CHILDRESS, as Grantor(s), executed a Deed of Trust conveying to RAYMOND H. RUST, III, as Trustee, the Real Estate hereinafter described, to COMMERCIAL BANK OF TEXAS, N.A. 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 2013-00304801, 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, **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 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

Property Address: 342 BENTON ROAD  
LUFKIN, TX 75901

Noteholder: COMMERCIAL BANK OF TEXAS N. A.  
215 EAST MAIN ST.  
NACOGDOCHES, TEXAS 75961

*Sheryl LaMont* 4-9-18  
SUBSTITUTE TRUSTEE  
.Robert LaMont, Sheryl LaMont, David Sims, Allan  
Johnston or Ronnie Hubbard  
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.**

## EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the RHODA TREVATHAN SURVEY, ABSTRACT NO. 614, and being all of that certain 1.00 acre tract described in a deed from Thomas Eugene Squyres, et al to Thomas E. Childress, et al dated December 10, 2012 and recorded in Document No. 2012-00299592 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 at the Southwest corner of the aforesaid referred to 1.00 acre tract and the Northwest corner of that certain 0.932 acre tract described in a deed from Marlon Ray Register to Dianne Register dated December 12, 2012 and recorded in Document No. 2012-00299676 of the Deed Records of Angelina County, Texas, a 3/4" pipe found for corner in the East margin of Benton Road (approximately 16.5 feet from existing centerline);

THENCE N 39° 14' 00" E with the West boundary line of the said 1.00 acre tract and the East margin of the said Benton Road, at 195.00 feet the Northwest corner of the said 1.00 acre tract, a 1/2" pipe found for corner approximately 13 feet from the existing centerline, said pipe witnessed by a 1" pipe bearing N 34° 53' 17" E 389.84 feet and a well bearing S 77° 09' E 78.23 feet;

THENCE S 66° 38' 04" E with the North boundary line of the said 1.00 acre tract (land to the North is the residue of that certain 16.00 acre tract conveyed in a deed from John J. Pederson, et ux to the Veterans Land Board of the State of Texas dated September 10, 1975 and recorded in Volume 429 on Page 433 of the Deed Records of Angelina County, Texas, and subsequently conveyed from the Veterans Land Board of the State of Texas to Thomas Eugene Squyres dated March 3, 2000 and recorded in Volume 1255 on Page 108 of the Deed Records of Angelina County, Texas), at 306.87 feet the Northeast corner of the said 1.00 acre tract, a 1/2" pipe (at a fence corner) found for corner witnessed by a fence corner bearing S 39° W 35.0 feet;

THENCE S 39° 14' 00" W with the East boundary line of the said 1.00 acre tract (land to the East is the said 16.00 acre tract) at 100.14 feet the Southeast corner of the said 1.00 acre tract, a 1/2" pipe found for corner in the North boundary line of that certain 16.638 acre tract described in a deed from W. C. Register, et ux to Marlon Ray Register dated August 11, 1983 and recorded in Volume 548 on Page 557 of the Deed Records of Angelina County, Texas, said pipe witnessed by an axle bearing S 81° 57' 58" E 1143.23 feet and a fence corner bearing S 18° E 8.8 feet;

THENCE N 81° 57' 58" W with the South boundary line of the said 1.00 acre tract, the North boundary line of the said 16.638 acre tract, and within part the North boundary line of the aforesaid 0.982 acre tract, at 159.64 feet pass on line a 5/8" rod found for the Northeast corner of the said 0.982 acre tract, at 345.09 feet to the point and place of beginning and containing 1.00 acre of land, more or less.

**Basis of Bearings:** The West boundary line of that certain 1.00 acre tract described in a deed from Thomas Eugene Squyres, et al to Thomas E. Childress, et al dated December 10, 2012 and recorded in Document No. 2012-00299592 of the Deed Records of Angelina County, Texas (deed call - N 39° 14' 00" E 195.00 feet - found 3/4" pipe (S.W.C.) and a 1/2" pipe (N.W.C.) 195.00 feet apart).

TC RC.

SELECT PORTFOLIO SERVICING, INC. (SPS)  
ORLOV, ALEXANDER  
214 CHAPPERAL LANE, LUFKIN, TX 75904

CONVENTIONAL  
Firm File Number: 16-025981

FILED  
APR 09 2018  
12:26'clock P.M.  
County Clerk, County Court at Law  
By: Amy Fincher

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 17, 2006, ALEXANDER ORLOV, LYNNE ORLOV, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CHARLES A. BROWN, BROWN & SHAPIRO, as Trustee, the Real Estate herein after described, to JPMORGAN CHASE BANK, N.A. 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 00208878, 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, June 5, 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 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:

PLEASE SEE EXHIBIT "A"

Property Address: 214 CHAPPERAL LANE  
LUFKIN, TX 75904  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE  
BANK OF NEW YORK TRUST COMPANY, NA, AS TRUSTEE, FOR THE CHASE  
MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-S4  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

  
SUBSTITUTE TRUSTEE  
.Robert LaMont, Sheryl LaMont, David Sims, Allan  
Johnston or Ronnie Hubbard  
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.**

EXHIBIT A – LEGAL DESCRIPTION

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.A. LONGARIO SURVEY, ABSTRACT NO. 24 and being (1) a part or portion of that certain 49.37 acre tract described in a deed from the Veterans Land Board of the State of Texas to Frank Stevenson dated May 13, 1987 and recorded in Volume 681 on Page 377 of the Real Property Records of Angelina County, Texas (see Volume 377 Page 908 for description) and (2) a part or portion of that certain 47.00 acre tract described in a deed from J.F. Wright, et ux to Frank B. Stevenson, et ux dated June 23, 1971 and recorded in Volume 377 on Page 912 of the Deed Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of that certain 20.17 acre tract described in a deed from Arthur Allen Stanaland, et ux to Frank B. Stevenson, et al dated September 10, 1997 and recorded in Volume 1120 on Page 398 of the Real Property Records of Angelina County, Texas, and an interior oil corner of the aforesaid referred to 49.37 acre tract, a 1/4" pipe found for corner (at a pine knot), said pipe witnessed by a fence corner bearing N 78° W 2.3 feet, an 18" Sweet Gum (old) bearing N 37° 05' W 21.5 feet, and a 1/2" pipe (at a pine knot) bearing N 19° 49' 27" W 141.74 feet;

THENCE S 69° 53' 02" W (called S 69° 53' 02" W) with a South boundary line of the said 49.37 acre tract and a North boundary line of the said 20.17 acre tract, at 628.92 feet a Southwest corner of the said 49.37 acre tract and the Southeast corner a 40 feet wide strip of land (0.6075 acre - Volume 375 Page 92) deeded to Angelina County for a county road, a 3/4" pipe found for corner;

THENCE N 19° 59' 03" W (called N 20° 00' 00" W) with a West boundary line of the said 49.37 acre tract and with the end of the said 40 feet wide county road, at 40.02 feet the Northeast corner of the said 40 feet wide county road and the Southeast corner of that certain 1 acre tract described in a deed from R.V. Swor, et al (d/b/a A to Z Enterprises) to Frank B. Stevenson, et al dated January 13, 1982 and recorded in Volume 527 on Page 472 of the Deed Records of Angelina County, Texas, a 1/4" rod found for corner;

THENCE N 69° 53' 02" E 2426.19 feet, a 1/4" pipe set for corner;

THENCE S 19° 57' 25" E, at 276.76 feet pass on line a 1/4" rod set for reference (in a transmission line), at 713.19 feet a 1/4" pipe set for corner;

THENCE S 69° 53' 02" W, at 1797.04 feet the Southeast corner of the aforesaid 20.17 acre tract and the Northeast corner of that certain 20.9 acre tract described in a deed from M.B. Spears, et ux to J.T. Wilkerson, et ux dated October 29, 1969 and recorded in Volume 371 on Page 907 of the Deed Records of Angelina County, Texas, a 1/4" pipe found for corner (at a pine knot and fence corner) in the West boundary line of the aforesaid referred to 47.00 acre tract;

THENCE N 19° 58' 29" W (called N 19° 58' 43" W) with the West boundary line of the said 47.00 acre tract, a West boundary line of the said 49.37 acre tract, and the East boundary line of the said 20.17 acre tract, at 103.22 feet pass a Southwest corner of the said 49.37 acre tract and the Northwest corner of the said 47.00 acre tract, at 105.34 feet pass a 1/4" pipe 0.61 feet right, at 673.16 feet (called 673.61 feet) the point and place of beginning and containing 30.00 acres of land, more or less.

Basis of Bearing: A South boundary line of the said 49.37 acre tract (deed call - S 69° 53' 02" W 629.15 feet).