

FILED  
AT 10:15 O'CLOCK A.M.  
APR 10 2023

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

0000009603879

By         CO        

1604 LILAC AVE  
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: May 02, 2023

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 December 02, 2005 and recorded in Document CLERK'S FILE NO. 00206426 real property records of ANGELINA County, Texas, with HARRY E SCROGGINS, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by HARRY E SCROGGINS, securing the payment of the indebtednesses in the original principal amount of \$85,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CARRINGTON MORTGAGE SERVICES, LLC 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CA 92806



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**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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, REID RUPLE, AUCTION.COM, 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 Yasmer 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 4/10/23 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

  
Declarant's Name: Yasmer Diaz

Date: 4/10/23

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ANGELINA

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, BEING OUT OF THE J.L. QUINALTY SURVEY, ABSTRACT NO. 40, AND BEING A PART OR PORTION OF BLOCK NO. 44 OF AMENDED PLAT OF LUFKIN LAND & LUMBER COMPANY'S SECOND SUBDIVISION, WHICH SAID PLAT IS OF RECORD IN CABINET B, SLIDE 8-B OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS, ALSO BEING A PART OR PORTION OF A 4.699 ACRE TRACT OF LAND CONVEYED BY DEED FROM H.M. WALKER, ET UX TO KAROL GREEN, ET UX, DATED MARCH \_\_, 1974, OF RECORD TO WHICH REFERENCES ARE HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE S.W. CORNER OF THE AFORESAID REFERRED TO 4.699 ACRE TRACT, SAME BEING THE S.W. CORNER OF THE AFORESAID BLOCK NO. 44, A 1/2" IRON PIN FOR CORNER;

THENCE N 20° 37' 44" W WITH THE W.B. LINES OF SAID BLOCK NO. 44 AND 4.699 ACRE TRACT, AT 412.08 FEET THE N.W. CORNER OF SAID 4.699 ACRE TRACT, A 1/2" IRON PIN FOR CORNER IN THE S.B. LINE OF LILAC AVENUE;

THENCE N 70° 00' 00" E WITH THE N.B. LINE OF SAID 4.699 ACRE TRACT AND THE S.B. LINE OF SAID LILAC AVENUE, AT 125.00 FEET A 1/2" IRON PIN FOR CORNER IN THE S.B. LINE OF SAID LILAC AVENUE;

THENCE S 20° 00' 00" E AT 414.15 FEET INTERSECT THE S.B. LINES OF SAID 4.699 ACRE TRACT AND BLOCK NO. 44, A 1/2" IRON PIN FOR CORNER;

THENCE S 70° 37' 03" W WITH THE S.B. LINES OF SAID 4.699 ACRE TRACT AND BLOCK NO. 44, AT 120.47 FEET THE POINT AND PLACE OF BEGINNING, CONTAINING 1.165 ACRES OF LAND.