

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/19/2018

Grantor(s)/Mortgagor(s):
REBEKKA FAYE ANDERSON, UNMARRIED

Original Beneficiary/Mortgagee:
DITECH FINANCIAL LLC

Current Beneficiary/Mortgagee:
U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust VIII

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018-00361867

Property County:
ANGELINA

Mortgage Servicer:
NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
75 Beattie Place, SUITE 300,
GREENVILLE, SC 29601

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 5/4/2021

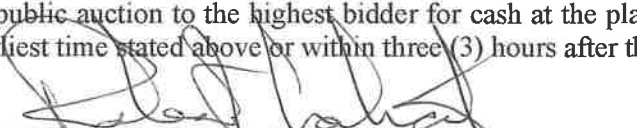
Earliest Time Sale Will Begin: 1pm-4pm

Place of Sale of Property: THE ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN, TX IN THE HALLWAY OUTSIDE 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Sheryl LaMont, Robert LaMont, Harriett Fletcher, 03-25-2021
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
David Sims, Allan Johnston or Ronnie Hubbard
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
AT 3:50 CLOCK P M

MAR 25 2021

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

MH File Number: TX-21-78973-POS
Loan Type: Conventional Residential

TX-21-78973-POS

Legal Description

Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JOHN ALDREDGE SURVEY, ABSTRACT NO. 55 and being a part or portion of that certain 80 acre tract described in a deed from T. P. Ramos to Lucy Moses Ramos, dated November 15, 1966 and recorded in Volume 328, on Page 302 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING N 44° 20' 50" W 340.59 feet and N 0° 31' 01" E 390.00 feet from the Southeast corner of the aforesaid referred to 80 acre tract, a 3/8" iron pin set for corner in a 60 foot wide road;

THENCE N 89° 53' 56" W, at 409.36 feet a 1/2" iron pin set for corner on the East side of a branch;

THENCE four (4) lines with the East side of the said branch as follows:

- (1) N 39° 18' 31" E, at 56.60 feet a 1/2" iron pin set for corner;
- (2) N 0° 38' 37" E, at 53.42 feet a 1/2" iron pin set for corner;
- (3) N 83° 46' 13" E, at 57.01 feet a 1/2" iron pin set for corner;
- (4) N 23° 22' 19" E, at 82.63 feet a 1/2" iron pin set for corner;

THENCE N 87° 48' 55" E, at 285.39 feet a 3/8" iron pin set for corner in a 60 foot wide road;

THENCE S 0° 31' 01" W, with the said road, at 190.86 feet the point and place of beginning and containing 1.465 acres land, more or less.