

NOTICE OF FORECLOSURE SALE

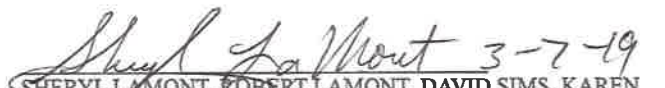
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/07/2016 and recorded in Document 2016-00344950 real property records of Angelina County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 05/07/2019
Time: 01:00 PM
Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by DOUGLAS SPRINGER AND JESSICA SPRINGER, provides that it secures the payment of the indebtedness in the original principal amount of \$74,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Solutions of Colorado, LLC is the current mortgagee of the note and deed of trust and MORTGAGE SOLUTIONS OF COLORADO, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Solutions of Colorado, LLC c/o MORTGAGE SOLUTIONS OF COLORADO, LLC, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
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Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Angelina County Clerk and caused it to be posted at the location directed by the Angelina County Commissioners Court.

FILED
AT 1:31 O'CLOCK P M

MAR 07 2019

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

By: MO



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 J.D. Y'BARBO SURVEY, ABSTRACT NO. 52 and being all of that certain 2.000 acre tract described in a deed from Eddie Catron, et ux to Wendi Turner dated November 8, 2004 and recorded in Volume 2079 on Page 128 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 Northeast corner of the aforesaid referred to 2.000 acre tract and the Northwest corner of that certain 3.687 acre tract described in a deed from Rickey Mack Anderson, et al to Larry Keith Nash dated July 9, 2009 and recorded in Document No. 2009-00258057 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner witnessed by a 10" post bearing S 37° W 1.4 feet and a fence corner bearing S 06° E 0.4 feet;

THENCE S 20° 00' 00" E (called S 20° 00' 00" E) with the East boundary line of the said 2.000 acre tract and the West boundary line of the said 3.687 acre tract, at 365.96 feet (called 366.31 feet) the Southeast corner of the said 2.000 acre tract and the Northeast corner of that certain 1.874 acre tract (2.000 acres save and except 0.126 acre) described in a deed from Oleta Smith Beasley to Conni Sherrer Weaver dated July 8, 1996 and recorded in Volume 1064 on Page 604 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner witnessed by a 1/2" rod (at a 1" rod) found for the Southeast corner of the said 1.874 acre tract and the Southwest corner of the said 3.687 acre tract bearing S 20° 00' 00" E 366.20 feet and a 10" post (end of fence) bearing N 82° W 1.5 feet;

THENCE S 70° 01' 06" W (called S 70° 00' 00" W) with the South boundary line of the said 2.000 acre tract and the North boundary line of the said 1.874 acre tract, at 222.99 feet pass the Northwest corner of the said 1.874 acre tract and the Northeast corner of that certain 0.126 acre road easement described in a deed from Eddie Catron, et ux to Wendi Turner dated November 8, 2004 and recorded in Volume 2079 on Page 128 of the Deed Records of Angelina County, Texas (actual ownership of 0.126 acre tract not determined at this time), at 237.99 feet (called 237.89 feet) the Southwest corner of the said 2.000 acre tract and the Northwest corner of the said 0.126 acre road easement; a 1/2" rod (at a 1" rod) found for corner in the East boundary line of that certain 3.00 acre tract described in a deed from E.P. Anderson, et ux to Celestino Jaramillo, Jr., et ux as recorded in Volume 547 on Page 105 of the Deed Records of Angelina County, Texas, said rod witnessed by a 1" rod found for the Southeast corner of the said 3.00 acre tract bearing S 19° 58' 30" E 366.46 feet and a 10" post bearing N 70° E 15.4 feet;

THENCE N 19° 58' 30" W (called N 20° W) with the West boundary line of the said 2.000 acre tract and the East boundary line of the said 3.00 acre tract, at 365.96 feet (called 366.15 feet) the Northwest corner of the said 2.000 acre tract and the Northeast corner of the said 3.00 acre tract, a 1/2" rod found for corner witnessed by a 1" rod found for the Northwest corner of the said 3.00 acre tract bearing S 70° 01' 01" W 238.02 feet and a 10" post bearing S 41° E 1.3 feet;



EXHIBIT "A"

(Page 2 of 2)

THENCE N 70° 01' 01" E (called N 70° 00' 00" E) with the North boundary line of the said 2.000 acre tract (land to the North is that certain 40.25 acre tract conveyed in Document No. 2010-00266587 (see volume 105, page 594 for actual description - boundary line not determined at this time - possible gap or conflict), at 237.83 feet (called 237.89 feet) the point and place of beginning and containing 2.00 acres of land, more or less.

Together with a Road Easement of 15 feet in width, said road easement being out of the 3.000 acre tract of land as set out and described as Tract One (1) in that certain deed from E. P. Anderson, et ux to E. M. Belrose, et ux, dated March 23, 1982, of record in Volume 529, Page 573 of the Deed Records of Angelina County, Texas, and lying in part across the West side of said 3.00 acre tract, and being the same road easement reserved by Grantors and Assigns in the deed from E. M. Belrose and Doris M. Belrose to Robert K. Brasuell, et ux, dated February 11, 1988 of record in Volume 712, Page 465 of the Real Property Records of Angelina County, Texas.

