

FILED
AT 5 O'CLOCK PM

APR 04 2019

AMY FINCHER
County Clerk, County Court at Law
Angelina County, 00000008239758
By 

3145 BETHLEHEM ROAD
LUFKIN, TX 75904

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 07, 2019

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 March 26, 2008 and recorded in Document CLERK'S FILE NO. 2008-00241884 real property records of ANGELINA County, Texas, with MARY HELEN LUCE AND DONALD LUCE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARY HELEN LUCE AND DONALD LUCE, securing the payment of the indebtednesses in the original principal amount of \$82,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019




3145 BETHLEHEM ROAD
LUFKIN, TX 75904

0000008239758

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 BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o 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.



Beatrice Carrillo by Yasmir Diaz

Certificate of Posting

My name is Yasmir 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 April 4, 2019 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

X  _____

Declarants Name: Yasmir Diaz

Date: April, 4, 2019

0000008239758

ANGELINA

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE J. F. ANDERSON SURVEY, ABSTRACT NO. 884, AND BEING ALL THAT CERTAIN 0.50 ACRE TRACT WHICH WAS CONVEYED FROM JESSE LEE ASHBY, JR., ET UX, TO DONALD LUCE, ET UX BY DEED DATED AUGUST 30, 1974 AND RECORDED IN VOLUME 416, PAGE 812, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE REFERRED TO 0.50 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN 1.440 ACRE TRACT WHICH WAS CONVEYED FROM JOE H. MURPHY, ET AL, TO JOHN K. WITHEM, ET UX, BY DEED DATED FEBRUARY 21, 1991 AND RECORDED IN VOLUME 827, ON PAGE 58 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, LOCATED ON THE EAST RIGHT OF WAY LINE OF STATE FARM TO MARKET ROAD NO. 706, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH A 1/2" IRON PIPE FOUND BEARS N 89 DEGREES 36' 04" E 2.31 FEET, A 1.5" STEEL TUBING BEARS N 84 DEGREES 30' 04" E 1.33 FEET, A FENCE CORNER BEARS S 81 DEGREES 01' E 4.65 FEET, A 1/2" IRON PIPE FOUND BEARS S 01 31' 58" E 162.13 FEET, AND A 1/2" IRON PIPE FOUND BEARS S 00 DEGREE 51' 04" E 162.04 FEET;

THENCE N 00 DEGREE 59' 04" W WITH THE WEST BOUNDARY LINE OF THE ABOVE REFERRED TO 0.50 ACRE TRACT, SAME BEING THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY, 90.00 FEET TO THE NORTHWEST CORNER OF SAID 0.50 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT, WHOSE ACREAGE WAS UNRECITED, WHICH WAS CONVEYED FROM LORNA BLACK TO ROGER BLACK, ET UX, BY DEED DATED FEBRUARY 1, 1991 AND RECORDED IN VOLUME 835, ON PAGE 99 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH A FENCE END BEARS N 88 DEGREES 50' E 3.13 FEET, A FENCE CORNER BEARS N 00 DEGREE 20' E 85.97 FEET, AND A UTILITY POLE BEARS N 09 DEGREES 24' E 13.3 FEET;

THENCE N 89 DEGREES 36' 04" E WITH THE NORTH BOUNDARY LINE OF THE ABOVE REFERRED TO 0.50 ACRE TRACT, COMMON WITH THE SOUTH BOUNDARY LINE OF SAID BLACK TRACT, 240.00 FEET TO THE NORTHEAST CORNER OF SAID 0.50 ACRE TRACT, SAME BEING BLACK'S SOUTHEAST CORNER, AND LOCATED IN ONE WEST BOUNDARY LINE OF THAT CERTAIN 38.50 ACRE TRACT WHICH WAS CONVEYED FROM MARY JOLEEN GRAY TO BALTAZAR ESCOBEDO, JR., ET UX, BY DEED DATED SEPTEMBER 30, 1999 AND RECORDED IN VOLUME 1230, ON PAGE 863 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH A FENCE END BEARS N 65 DEGREES 12' W 4.37 FEET, A FENCE CORNER BEARS N 52 DEGREES 13' W 4.12 FEET, AND A FENCE CORNER BEARS N 01 DEGREE 10' W 86.91 FEET;

THENCE S 00 DEGREE 59' 04" E WITH THE EAST BOUNDARY LINE OF THE ABOVE REFERRED TO 0.50 ACRE TRACT, COMMON WITH THE WEST BOUNDARY LINE OF SAID 38.50 ACRE TRACT, 90.00 FEET TO THE SOUTHEAST CORNER OF SAID 0.50 ACRE TRACT, LOCATED IN THE NORTH BOUNDARY LINE OF SAID 1.440 ACRE TRACT, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH A FENCE CORNER BEARS N 58 DEGREES 53' W 6.52 FEET AND A 1/2" IRON ROD FOUND BEARS N 89 DEGREES 36' 04" E 139.66 FEET;

THENCE S 89 DEGREES 36' 04' W WITH THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO 0.50 ACRE TRACT, COMMON WITH THE NORTH BOUNDARY LINE OF SAID 1.440 ACRE TRACT, 240.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.500 ACRE OF LAND, MORE OR LESS.