

FILED  
AT 3:30 O'CLOCK P M

MAR 28 2024

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

## 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 OR 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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 6 OF THE J R REDD ESTATES ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET C, SLIDE 52-B, MAP AND PLAT RECORDS, OF ANGELINA, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/20/2005 and recorded in Book 2221 Page 300 Document 00201319 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: 05/07/2024

Time: 01:00 PM

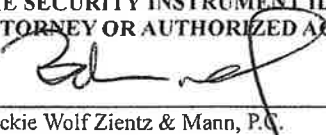
Place: Angelina County, Texas at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE, LUFKIN, TX, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE 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 ERNEST ROGERS AND SHARON DELAOSA ROGERS, provides that it secures the payment of the indebtedness in the original principal amount of \$17,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 is the current mortgagee of the note and deed of trust and FRANKLIN CREDIT MANAGEMENT CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 c/o FRANKLIN CREDIT MANAGEMENT CORPORATION, 101 Hudson Street, 25th Floor, Jersey City, NJ 07302 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am Sheryl LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on March 28, 2024 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.

  
Sheryl LaMont, March 28, 2024



3649 Tidwell Rd, Diboll, TX 75941

FILED  
AT 2:30 CLOCK PM

MAR 28 2024

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

ms

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: 05/07/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Angelina County, pursuant to §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.

2. **Terms of Sale.** Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/18/2023 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's File/Instrument Number 2023-00436229, with Michael Bloodworth, Jr. (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone First Mortgage, Inc., mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Michael Bloodworth, Jr., securing the payment of the indebtedness in the original amount of \$300,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. VILLAGE CAPITAL & INVESTMENT LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** SURVEY DESCRIPTION - 1.00 ACRES DONATO LEONE SURVEY, A-23 ANGELINA COUNTY, TEXAS

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRES, SITUATED IN THE DONATO LEONE SURVEY, ABSTRACT NO. 23, ANGELINA COUNTY, TEXAS, BEING THAT SAME AND CERTAIN TRACT CALLED 1.00 ACRES (EXHIBIT "A"), AS DESCRIBED IN DEED FROM CHASE DANIEL ALSBROOKS TO JOSHUA JAMES RICHARD AND WIFE, ASHLEY FRANKEN RICHARD, DATED MAY 6, 2011, RECORDED AS DOCUMENT NO. 2011-00279931, IN THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS (O.P.R.A.C.T.), TO WHICH REFERENCE IS HEREBY GIVEN. SAID 1.00 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE EAST BOUNDARY LINE OF A CALLED 9.054 ACRE TRACT, AS DESCRIBED IN DEED DATED JULY 22, 2022, RECORDED AS DOCUMENT NO. 2022-00424117 (O.P.R.A.C.T.), FOR THE SOUTHWEST CORNER OF A CALLED 0.859 ACRE TRACT, AS DESCRIBED IN DEED DATED OCTOBER 21, 2020, RECORDED AS DOCUMENT NO. 2020-00399692 (O.P.R.A.C.T.), SAME BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 76 DEGREES 23' 41" EAST, ALONG AND WITH THE SOUTH BOUNDARY LINE OF THE AFOREMENTIONED 0.859 ACRE TRACT, A DISTANCE OF 178.66 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF A CALLED 0.300 ACRE EASEMENT TRACT (EXHIBIT "B") -



4813201

ServiceLink

DOC. NO. 2011-00279931), SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 32 DEGREES 53' 33" EAST, ALONG AND WITH THE COMMON BOUNDARY LINE OF THE RESIDUE OF A CALLED 5.73 ACRE TRACT, AS DESCRIBED IN DEED, DATED MAY 24, 2006, RECORDED AS DOCUMENT NO. 2006-00213995 (O.P.R.A.C.T.), SAME BEING THE WEST BOUNDARY LINE OF THE AFOREMENTIONED EASEMENT TRACT, A DISTANCE OF 222.32 (CALLED 222.46) FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 76 DEGREES 20' 51" WEST, ALONG AND WITH THE COMMON BOUNDARY LINE OF THE RESIDUE OF A CALLED 5.73 ACRE TRACT, PASSING A 1/2 INCH IRON PIPE (WITH PLASTIC CAP MARKED "KLL 1733") AT A DISTANCE OF 35.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 236.12 (CALLED 236.33) FEET TO A 1/2 INCH IRON PIPE (WITH PLASTIC CAP MARKED "KLL 1733") FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 17 DEGREES 57' 16" WEST (BASIS OF BEARINGS - DOC. NO. 2022-00424117), ALONG AND WITH THE EAST BOUNDARY LINE OF THE 9.054 ACRES, A DISTANCE OF 210.64 (CALLED 210.54) FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT, BEING THE AFOREMENTIONED 0.300 ACRE (EXHIBIT "B" - DOC. NO. 2011-00279931) TRACT, LOCATED UPON THE AFOREMENTIONED RESIDUE OF 5.73 ACRES, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND, IN THE SOUTH BOUNDARY LINE OF THE CALLED 0.859 ACRE TRACT, AS DESCRIBED IN DEED DATED OCTOBER 21, 2020, RECORDED AS DOCUMENT NO. 2020-00399692 (O.P.R.A.C.T.), SAME BEING THE NORTHEAST CORNER OF THE SUBJECT (1.00 ACRE) TRACT, AND SAME ALSO BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE NORTH 76 DEGREES 16' 50" EAST, A DISTANCE OF 31.76 (CALLED 31.79) FEET TO A 1/2 INCH IRON PIPE (WITH PLASTIC CAP MARKED "EGA") FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT,

THENCE SOUTH 32 DEGREES 57' 10" EAST, A DISTANCE OF 217.84 (CALLED 217.81) FEET TO A 1/2 INCH IRON PIPE (WITH PLASTIC CAP MARKED "EGA") FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE SOUTH 10 DEGREES 40' 47" EAST, A DISTANCE OF 217.20 (CALLED 217.06) FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF TIDWELL ROAD (NOT KNOWN IF DEDICATED);

THENCE NORTH 86 DEGREES 21' 36" WEST, ALONG AND WITH THE APPROXIMATE CENTERLINE OF TIDWELL ROAD, A DISTANCE OF 21.40 FEET;

THENCE SOUTH 82 DEGREES 13' 23" WEST, ALONG AND WITH THE APPROXIMATE CENTERLINE OF TIDWELL ROAD, A DISTANCE OF 9.26 FEET;

THENCE NORTH 10 DEGREES 44' 57" WEST, 205.53 TO A 1/2 INCH IRON ROD (WITH PLASTIC CAP MARKED "GOODWIN LASITER") SET FOR THE SOUTHEAST CORNER OF THE SUBJECT (1.00 ACRE) TRACT;

THENCE NORTH 32 DEGREES 53' 33" WEST, ALONG AND WITH THE EAST BOUNDARY LINE OF THE SUBJECT TRACT, A DISTANCE OF 222.32 (CALLED 222.46) FEET TO THE POINT OF BEGINNING AND CONTAINING 0.300 ACRES, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Village Capital & Investment LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

VILLAGE CAPITAL & INVESTMENT LLC  
2550 Paseo Verde Parkway, Ste 100  
Henderson, NV 89074

  
\_\_\_\_\_

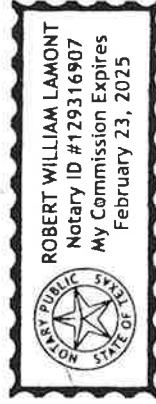
**SUBSTITUTE TRUSTEE**

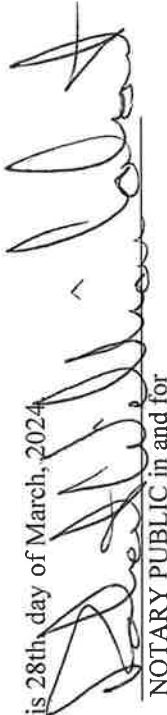
Sheryl LaMont, Robert LaMont, Harriett Fletcher,  
Sharon St. Pierre OR AUCTION.COM OR Kirk  
Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of March, 2024



  
\_\_\_\_\_

NOTARY PUBLIC in and for

\_\_\_\_\_ GREGG COUNTY  
My commission expires: February 23, 2025  
Print Name of Notary:  
Robert William LaMont

**CERTIFICATE OF POSTING**

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on March 28, 2024 I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County courthouse this notice of sale.

Declarants Name: Sheryl LaMont  
Date: March 28, 2024

FILED  
AT 3:30 O'CLOCK PM  
MAR 28 2024

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

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan  
Johnston  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX14000018-23-1 APN 94094 | 3678-022G-001-029-00 TO No FIN-23007334

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 1, 2005, JULIAN ZAPATA, JOINED HEREIN BY HIS SPOUSE MARTHA ZAPATA as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BRYAN DANIEL as Trustee, THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$93,100.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on February 7, 2005 as Document No. 00194714 in Book 2127, on Page 58 in Angelina County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 94094 | 3678-022G-001-029-00

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Angelina County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **606 East Lufkin Avenue, Lufkin TX 75901; In the hall in front of the Angelina County Commissioner's Courtroom or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United States Department of Agriculture's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and United States Department of Agriculture's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 28th. day of March, 2024.



By: Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX14000018-23-1

APN 94094 | 3678-022G-001-029-00

TO No FIN-23007334

**EXHIBIT "A"**

LOT NO TWENTY-NINE (29) OF COPPER CREEK SUBDIVISION PHASE ONE, A SUBDIVISION IN ANGELINA COUNTY, TEXAS OF RECORD IN CABINET D, SLIDE 67-A OF RECORD IN THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS