

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.

FILED
3:54
MAR 12 2024
P.M.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of May, 2024
Time: 1pm or not later than three hours after that time
Place: AT Angelina County Courthouse Annex, 606 East Lufkin Ave., Lufkin, TX in the hall outside of the Commissioners 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 if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Angelina County, Texas, or at the area most recently designated by the Angelina County Commissioners.

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

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: December 17, 2021
Grantor(s): KATIE ELIZABETH JONES, AN UNMARRIED WOMAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage, Ltd DBA Gold Financial Services,, its successors and assigns
Original Principal: \$173,895.00
Recording Information: Deed Inst.# 2021-00415777
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$173,895.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Angelina
Property Description: (See Attached Exhibit "A")
Property Address: 215 East Pine Street, Huntington, TX 75949
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Sheryl LaMont whose address is 1604 N 10th. St., Longview, TX 75601. I declare

under penalty perjury that on March 12, 2024 I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038



Sheryl LaMont, March 12, 2024

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. SWEEDING SURVEY, ABSTRACT NO. 581 and the F. MANCHACA SURVEY, ABSTRACT NO. 432 and being all of that certain 0.782 acre tract-EXHIBIT "A" described in a deed conveyed from W.J. Morehead, et al to Malcolm Lynn Golden, et al dated February 18, 2015 and recorded in Document # 2015- 00325732 of the Official Public 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 a 1/2" iron rod (at a 1/2" iron rod (bent)) found, on the Northeast Right-of-Way line of F. M. Highway No. 2109 (60 feet wide ROW), for the most Westerly South corner of the aforesaid referred to 0.782 acre tract and the West corner that certain .2 acre tract-EXHIBIT "A" described in a deed conveyed from Pearson Financial Corporation P-S Pension Plan to Amber Lakey dated February 7, 2012 and recorded in Document # 2012-00291043 of the said Official Public Records, from which a fence corner post bears N 11° 45' W at 9.4 feet and a 1/2" iron rod found for the South corner of the said .2 acre tract and the West corner of that certain 4 acre tract-TRACT 2-EXHIBIT "B" described in a deed conveyed from Dwight Walker, et ux to Amanda Rosalie Walker, et al dated July 31, 2020 and recorded in Document # 2020-00396483 of the said Official Public Records, bears S 64° 17' 29" E at 72.31 feet;

THENCE, along the most Southerly Southwest boundary line of the said 0.782 acre tract and along the Northeast ROW line of FM 2109, N 64° 17'29" W at 138.70 feet (called N 64° 22' W at 138.70 feet) a 1/2" iron rod found (bent) for the West corner of the said 0.782 acre tract, from which a fence corner post bears N 48° 43' E at 9.3 feet;

THENCE, along the Northwest boundary line of the said 0.782 acre tract (Land to the Northwest being that certain 0.75 acre tract, listed on the tax roll, per the Angelina County Appraisal District, in the name of Betty Craddock), N 26° 27' 09" E at 203.22 feet (called N 26° 00' E at 203.80 feet) to a 1/2" iron rod found for the North corner of the said 0.782 acre tract, from which a fence corner post bears S 34° 18' W at 21.7 feet;

THENCE, along the Northeast boundary line of the said 0.782 acre tract (Land to the Northeast being that certain 33.77 acre tract, listed on the tax roll, per the Angelina County Appraisal District, in the name of Betty Craddock), S 63° 34' 18" E at 208.53 feet (called S 64° 00' E at 208.70 feet) a 1/2" iron rod found for the East corner of the said 0.782 acre tract, on the Northwest boundary line of the said 4 acre tract, from which a 1/2" iron rod found for the North corner of the said 4 acre tract bears N 25° 44' 57" E at 299.44 feet;

THENCE, along the most Northerly Southeast boundary line of the said 0.782 acre tract and in part along the Northwest boundary line of the said 4 acre tract, S 25° 44' 57" W at 83.70 feet (called S 26° 00' W at 83.70 feet) a 1/2" iron pipe set for the most Easterly South corner of the said 0.782 acre tract and the East corner of the said .2 acre tract, from which a 1/2" iron rod found (bent) for reference bears S 81° 49' 42" W at 2.94 feet and a 1/2" iron pipe found (bent) for reference bears S 77° 18' 17" W at 2.92 feet;

THENCE, along the common boundary lines of the said 0.782 acre tract and .2 acre tract, the following two courses:

1) N 63° 34' 18" W at 72.31 feet (called N 64° 00' W at 70.00 feet) a 1/2" iron pipe set for an interior ell corner of the said 0.782 acre tract and the North corner of the said .2 acre tract, from which a 1/2" iron rod found (bent) for reference bears S 25° 44' 57" W at 2.90 feet;

2) S 25° 44' 57" W at 117.79 feet (called S 26° 00' W at 119.21 feet) the POINT AND PLACE OF BEGINNING and containing 0.777 acre of land, more or less.