

FILED
AT 11:40 O'CLOCK P.M.
APR 24 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By CO

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County

Deed of Trust Dated: July 26, 2006

Amount: \$28,000.26

Grantor(s): LINDA F. NAPIER

Original Mortgagee: BENEFICIAL TEXAS INC

Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2019-R1 ON BEHALF OF THE NOTEHOLDERS

Mortgagee Servicer and Address: c/o NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2006-00217065

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. D. Y'BARBO LEAGUE IN ANGELINA COUNTY, TEXAS AND BEING A PART OF THE 34 ACRE TRACT CONVEYED TO JOHN B. TEMPLE, ET UX, BY J N HIGSAW BY DEED, DATED THE 27TH DAY OF JUNE, 1950 AND RECORDED IN VOL. 152, PAGE 149 OF THE DEED RECORDS OF CONTINUED ON EXHIBIT A-LEGAL DESCRIPTION

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 31, 2025 under Cause No. CV-00643-24-11 in the 159/217 Judicial District Court of ANGELINA County, Texas

Date of Sale: June 3, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON. REID RUPLE, PHILLIP HAWKINS, MICHAEL KOLAK, MOLLIE MCCOSLIN, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, HARRIETT FLETCHER OR SHARON ST. PIERRE, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-002296



Printed Name: Sheryl LaMont, April 24, 2025

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A-LEGAL DESCRIPTION (PAGE 1)

ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF A 37/100 ACRE TRACT OF LAND CONVEYED FROM JOHN B. TEMPLE, ET UX, TO ROBERT T. RATHROCK, ET UX, BY DEED, DATED APRIL 17, 1973 OF RECORD IN VOL. 398, PAGE 575 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS MADE FOR ALL PURPOSES, A STAKE FOR CORNER:

THENCE SOUTH 20 EAST 90 FT., A STAKE FOR CORNER;

THENCE SOUTH 67 DEG. 13' WEST 170 FEET, A STAKE FOR CORNER;

THENCE NORTH 20 WEST 90 FEET TO THE SOUTHWEST CORNER OF SAID ROTHROCK TRACT, A STAKE FOR CORNER;

THENCE NORTH 67 DEG. 13' EAST WITH THE S B LINE OF ROTHROCK TRACT 170 FEET TO THE PLACE OF BEGINNING

TAX MAP OR PARCEL ID NO.: R23839