

Our File Number: 18-04594

Name: ALVARO MORENO AND LILIANA MORENO, HUSBAND AND WIFE

FILED
AT 2:00 O'CLOCK PM

MAY 14 2018

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 30, 2016, ALVARO MORENO AND LILIANA MORENO, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RAYMOND H. RUST, III, as Trustee, the Real Estate hereinafter described, to COMMERCIAL BANK OF TEXAS, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2016-00341616, in the DEED OF TRUST OR REAL PROPERTY records of **ANGELINA COUNTY, TEXAS**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 5, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **ANGELINA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows:

0.318 ACRE OF LAND, MORE OR LESS, OUT OF THE J. L. QUINALTY SURVEY, ABSTRACT NO. 40 AND BEING ALL OF THAT CERTAIN 1400 SQUARE FEET TRACT (2800 SQUARE FEET SAVE AND EXCEPT THE NORTH ½) DESCRIBED IN A DEED FROM JLK BKK INVESTMENTS, LLC TO EDUARDO ALAMO DATED SEPTEMBER 3, 2015 AND RECORDED IN DOCUMENT NO. 2015-00331892 OF THE OFFICIAL RECORDS OF ANGELINA COUNTY, TEXAS (SAID 1400 SQUARE FEET TRACT BEING A PORTION OF BLOCK NO. TEN (10) OF THE W. C. DENMAN ADDITION, A SUBDIVISION IN THE CITY OF LUFKIN, TEXAS AS RECORDED IN CABINET B, SLIDE 47-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS. SEE EXHIBIT "A" ATTACHED.

Property Address: 225 MOODY ST
LUFKIN, TX 75901

Mortgage Servicer: BANK OF OKLAHOMA

Noteholder: BOKF, N.A., A NATIONAL BANKING ASSOCIATION D/B/A BANK OF OKLAHOMA, A SUCCESSOR IN INTEREST BY MERGER TO BANK OF TEXAS, N.A.
7060 SOUTH YALE AVENUE, #100
TULSA, OK 74136

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 14 day of May, 2018.

Sheryl LaMont, Robert LaMont, Harriett Fletcher, David Sims, Karen Lilley, Sharon St. Pierre, Allan Johnston, Ronnie Hubbard, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

BEGINNING at the Southwest corner of the aforesaid referred to Alamo tract and the Northwest corner of that certain tract described in a deed from James Robert Jones, et al. to Maria E. Ramirez, et ux dated October 19, 2011 and recorded in Document No. 2011-00285529 of the Deed Records of Angelina County, Texas, a 1/2" pipe set found for corner in the East right-of-way line of Moody Street (40 feet wide right-of-way - 20 feet from centerline), said pipe witnessed by an end of fence bearing S 06° E 1.7 feet, and end of fence bearing S 81° E 4.5 feet, a 3/4" rod bearing S 19° 38' 46" E 99.39 feet, and a 1/2" rod bearing S 19° 51' 48" E 52.12 feet;

THENCE N 19° 38' 46" W (called N 20° W) with the West boundary line of the said Alamo tract and the East right-of-way line of the said Moody Street, at 99.39 feet (called 100 feet) the Northwest corner of the said Alamo tract and the Southwest corner of that certain tract described as Tract 1 in a deed from Milburn Arnold, independent executor of the estate of Norah Behannon, deceased, to JLK BKK Investments dated August 12, 2015 and recorded in Document No. 2015-00331238 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner witnessed by a concrete monument found for the Northwest corner of the said JLK BKK tract and a Southwest corner of that certain tract described in a deed from BlueBonnet Savings Bank, FSB to Angelina County, Texas, dated December 14, 1992 and recorded in Volume 899 on Page 747 of the Deed Records of Angelina County, Texas, bearing N 19° 38' 46" W 99.39 feet and an end of fence bearing S 02° E 2.0 feet;

THENCE N 70° 11' 59" E (called N 70° E) with the North boundary line of the said Alamo tract and the South boundary line of the said JLK BKK tract, at 139.42 feet (called 140 feet) the Northeast corner of the said Alamo tract and the Southeast corner of the said JLK BKK tract, a 1/2" pipe set for corner in a West boundary line of the aforesaid Angelina County tract, said pipe witnessed by a fence corner bearing S 16° W 1.8 feet, an end of fence bearing S 17° E 3.2 feet, and a 1/2" pipe found for the Northwest corner of the said JLK BKK tract and an interior ell corner of the said Angelina County tract bearing N 19° 20' 39" W 99.99 feet;

THENCE S 19° 20' 39" E (called S 20° E) with the East boundary line of the said Alamo tract and a West boundary line of the said Angelina County tract, at 99.99 feet (called 100 feet) the Southeast corner of the said Alamo tract and the Northwest corner of the aforesaid Ramirez tract, a 60d nail set for corner in a tree root witnessed by a fence corner bearing N 78° W 1.8 feet, an end of fence bearing S 12° E 1.5 feet, and a concrete monument found for a Southwest corner of the said Angelina County tract bearing N 19° 20' 39" E 99.99 feet;

THENCE S 70° 26' 38" W (called S 70° W) with the South boundary line of the said Alamo tract and the North boundary line of the said Ramirez tract, at 138.90 feet (called 140 feet) the point and place of beginning and containing 0.318 acre of land, more or less.

Basis of Bearing: A West boundary line of that certain tract described in a deed from BlueBonnet Savings Bank, FSB to Angelina County, Texas, dated December 14, 1992 and recorded in Volume 899 on Page 747 of the Deed Records of Angelina County, Texas (deed call - N 19° 20' 39" W 299.91 feet - found concrete monument (S.W.C.) and a 1/2" pipe (interior ell corner) 299.97 feet apart).

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying

Michael G. Parker (Signature in blue ink)
Registered Professional Land Surveyor No. 4527
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
June 17, 2016