

REGIONS MORTGAGE (MGN)
ROBERTS, JR., DARRELL
503 LELA STREET, LUFKIN, TX 75904

CONVENTIONAL
Firm File Number: 18-030043

FILED
AT 10:00 CLOCK PM
MAY 14 2018

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 17, 2006, DARRELL ROBERTS, JR, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006-00211845, to which reference is herein made for all purposes.

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

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 contingency and in the manner authorized by said Deed of Trust; 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 in the area designated by the Commissioners Court, of Angelina 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING THE SOUTH 40 FEET OF LOT 4.2, AND THE NORTH 30 FEET OF LOT 5.1, BLOCK 3, OF THE BONTON ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 32B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES

Property Address: 503 LELA STREET
LUFKIN, TX 75904
Mortgage Servicer: REGIONS MORTGAGE
Noteholder: REGIONS BANK
215 FORREST STREET
HATTIESBURG, MISSISSIPPI 39401

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.


SUBSTITUTE TRUSTEE 5-14-18
.Robert LaMont, Sheryl LaMont, David Sims, Allan
Johnston or Ronnie Hubbard
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.