

MAR 16 2023

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

22-029604

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> August 26, 2016	<b>Original Mortgagor/Grantor:</b> CECIL AGENT & LOIS M. AGENT
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> FINANCE OF AMERICA REVERSE LLC
<b>Recorded in:</b> <b>Volume:</b> NA <b>Page:</b> NA <b>Instrument No:</b> 2016-00343740	<b>Property County:</b> ANGELINA
<b>Mortgage Servicer:</b> COMPU-LINK CORPORATION D/B/A CELINK	<b>Mortgage Servicer's Address:</b> 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

\* 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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$97,500.00, executed by CECIL AGENT AND LOIS AGENT and payable to the order of Lender.

**Property Address/Mailing Address:** 1802 KURTH DRIVE, LUFKIN, TX 75904

**Legal Description of Property to be Sold:** BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE A. VARILLA SURVEY, ABSTRACT NO. 49 AND BEING (1) ALL OF THAT CERTAIN TWO TRACTS DESCRIBED AS LOT NO. 2 (0.17 ACRE) AND LOT NO. 2 (0.17 ACRE TRACT) DESCRIBED IN A DEED FROM OLLIE THOMPSON, ET UX TO JOHN HAMILTON, ET UX DATED JULY 23, 1960 AND RECORDED IN VOLUME 246 ON PAGE 211 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND (2) ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM PERVIN HILL, ET UX TO JOHN HAMILTON, ET UX DATED JANUARY 14, 1969 AND RECORDED IN VOLUME 354 ON PAGE 303 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCES ARE 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 THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO LOT NO. 1 AND THE NORTHWEST CORNER OF THAT CERTAIN 0.17 ACRE TRACT DESCRIBED IN A DEED FROM OLLIE THOMPSON, ET UX TO PERVIN HILL, ET UX DATED MAY 30, 1957 AND RECORDED IN VOLUME 209 ON PAGE 531 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1 1/4" PIPE FOUND FOR CORNER IN THE SOUTH BOUNDARY LINE OF THAT CERTAIN 1.461 ACRE TRACT DESCRIBED IN A DEED FROM ARTIS LEE JENKINS TO RUTH JEWEL JENKINS DATED OCTOBER 8, 1975 AND RECORDED IN VOLUME 1265 ON PAGE 662 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, SAID PIPE BEING WITNESSED BY A FENCE CORNER BEARING S 63° W 0.6 FEET AND A 3/4" ROD (SMOOTH) BEARING N 88° 03' 07" E 51.54 FEET;

THENCE SOUTH (CALLED SOUTH) WITH THE EAST BOUNDARY LINE OF THE SAID LOT NO. 1 AND



THE WEST BOUNDARY LINE OF (HE SAID HILL TRACT 209/531), AT 151 .06 FEET (CALLED 150 FEET) THE SOUTHEAST CORNER OF THE SAID LOT NO. 1 AND THE SOUTHWEST CORNER OF THE SAID HILL TRACT (209/531), A 1 1/4" PIPE FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF (HE AFORESAID REFERRED TO HAMILTON TRACT (354/303) AND THE NORTH BOUNDARY LINE OF THAT CERTAIN 0.17 ACRE TRACT DESCRIBE IN A DEED FROM ANGELINA COUNTY LUMBER COMPANY TO PERVIN HILL, ET UX DATED OCTOBER 9, 1962 AND RECORDED N VOLUME 315 ON PAGE 610 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, SAID PIPE WITNESSED BY A FENCE CORNER BEARING S 52° W 0.7 FEET;

THENCE N 89° 07' 15" E (CALLED EAST) WITH THE NORTH BOUNDARY LINE OF THE SAID HAMILTON TRACT (354/303), THE NORTH BOUNDARY LINE OF THE SAID HILL TRACT (315/610) AND THE SOUTH, BOUNDARY LINE OF THE SAID HILL TRACT (209/531), AT 15.00 FEEL THE NORTHEAST CORNER OF THE SAID HAMILTON TRACT (354/303), A 1/2" PIPE SET FOR CORNER WITNESSED BY A CONCRETE MONUMENT FOUND FOR (HE SOUTHEAST CORNER OF THE SAID HILL TRACT (209/351) AND THE NORTHEAST CORNER OF THE SAID HILL TRACT (315/610) BEARING N 89° 07' 15" E 34.76 FEET;

THENCE S 17° 10' 13" W (CALLED SOUTHERLY) WITH THE EAST BOUNDARY LINE OF THE SAID HAMILTON TRACT (354/303), AT 67.94 FEET (CALLED 50 FEET) THE SOUTHEAST COMER OF THE SAID HAMILTON TRACT (354/303), A 1/2" PIPE SET FOR CORNER IN THE SOUTH BOUNDARY LINE OF THE SAID HILL TRACT (315/610) AND THE NORTH RIGHT-OF- WAY LINE OF KURTH DRIVE (U S. HIGHWAY NO. 69 - 120 FEET WIDE RIGHT), SAID PIPE WITNESSED BY A CONCRETE RIGHT-OF-WAY MONUMENT BEARING S 56° 35' 30" E 80.83 FEET AND A 1/2" ROD IN A 1" PIPE BEARING S 57° 16' 02" E 68.36 FEET;

THENCE N 56' 35'30" W (CALLED N 55° 15' W) WITH THE SOUTH BOUNDARY LINE OF THE SAID HAMILTON TRACT (354/303) AND THE NORTH RIGHT-OF-WAY LINE OF KURTH DRIVE, AT 1 13.61 FEET (CALLED 114 FEET) A 1/2" PIPE SET FOR CORNER WITNESSED BY A 1/2' ROD BEARING N 56° 35' 30" W 470.02 FEET;

THENCE N 00° 17' 50" E (CALLED NORTH) WITH THE WEST BOUNDARY LINE OF THE AFORESAID REFERRED TO LOT NO. 2 AND THE EAST BOUNDARY LINE OF THAT CERTAIN 0. 16 ACRE TRACT DESCRIBED IN A DEED FROM ETHELEEN RODGERS MOSBY TO PATRICK MCGREW AS RECORDED IN VOLUME 1447 ON PAGE 290 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, AT 1.18 FEET PASS ON LINE AN AXLE (CALLED TO BE THE SOUTHWEST CORNER OF THE SAID LOT NO. 2 AND THE SOUTHEAST CORNER OF THE SAID MCGREW TRACT (1447/290) IN THE NORTH RIGHT-OF-WAY LINE OF THE SAID KURTH DRIVE BUT BASED ON RIGHT-OF-WAY MONUMENTS THE AXLE LIES NORTH OF THE RIGHT-OF-WAY LINE), AT 152.37 FEET THE NORTHWEST CORNER OF THE SAID LOT NO. 2 AND THE SOUTHEAST CORNER OF THE SAID MCGREW TRACT (1447/290), A 1/2" PIPE SET FOR CORNER IN THE SOUTH BOUNDARY LINE OF THE AFORESAID 1.461 ACRE TRACT SAID PIPE WITNESSED BY A 60D NAIL BEARING, N 69° 04' 08" E 0.72 FEET AND A 1/2" PIPE BEARING S 89° 31' 29" W 50.00 FEET;

THENCE N 89° 31' 29° 13 (CALLED EAST) WITH THE NORTH BOUNDARY LINE OF THE SAID LOL NO. 2, THE NORTH BOUNDARY LINE OF THE AFORESAID LOT NO. 1, AND THE SOUTH BOUNDARY LINE OF THE SAID 1.461 ACRE TRACT, AT 99.11 FEET (CALLED 100 FEET-50 FEET PLUS 50 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.432 ACRE OF LAND, MORE OR LESS.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY

OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

<b>Date of Sale:</b> June 6, 2023	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FINANCE OF AMERICA REVERSE LLC*, the owner and holder of the Note, has requested Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *FINANCE OF AMERICA REVERSE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



**SUBSTITUTE TRUSTEE**

Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Trustee Posted March 16, 2023.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

**FILED**  
AT \_\_\_ O'CLOCK \_\_\_ M

**MAR 16 2023**

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

By \_\_\_\_\_

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