NATIONSTAR MORTGAGE LLC (CXE) CHONG, PURITA 0 RR 15 BOX 5033, LUFKIN, TX 75901 CONVENTIONAL Firm File Number: 23-039954 ATT:370'CLOCK PM

County Clerk, County Court at Law Angeling County, Texas

## NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 18, 2015, FERNANDO CHONG AND WIFE, PURITA CHONG, as Grantor(s). Recuted a Deed of Trust conveying to BAXTER & SCHWARTZ P. C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC 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 2015-00326027, to which reference is herein made for all purposes.

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 6, 2023** 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in **ANGELINA** COUNTY, TX 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 of Trustee's Sale was posted.

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

2.657 ACRES MORE OR LESS IN THE J. M. SOTO SURVEY ABSTRACT NO. 44, A RESIDUE OF A 3.427 ACRE TRACT CONVEYED TO RUSSELL W. WEYAND ON FEBRUARY 13, 1996 IN VOLUME 1045, PAGE 327 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS.

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THE JOSE MARIA SOTO SURVEY, A-44, AND BEING THE RESIDUE OF A CERTAIN 3.427 ACRE TRACT AS CONVEYED IN A DEED TO RUSSELL W. WEYAND, ET UX, DATED FEBRUARY 13, 1996 AND RECORDED IN VOLUME 1045, PAGE 327 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT;

BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT A FENCE CORNER AND SAID PIPE MARKING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED REFERRED TO 3.427 ACRE TRACT AND THE NORTHWEST CORNER OF THE RESIDUE OF A CALLED 12.3375 ACRE TRACT AS RECORDED IN VOLUME 1005, PAGE 188 IN THE EAST BOUNDARY LINE OF A CALLED 80 ACRE TRACT AS RECORDED IN VOLUME 499, PAGE 526 BOTH OF THE ANGELINA COUNTY REAL PROPERTY RECORDS.

THENCE N 22 DEG. 56 MIN. 42 SEC. W WITH THE WEST BOUNDARY LINE OF SAID 3.427 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID 80 ACRE TRACT AT A DISTANCE OF 504.00 FEET, (CALLED N 22 DEG. 56 MIN. 45 SEC. W, 503.95), TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 3.427 ACRE TRACT AND SAME BEING THE SOUTHWEST CORNER OF THE RESIDUE OF A CALLED 12.3375 ACRE TRACT AS RECORDED IN VOLUME 1005, PAGE 188 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS.

THENCE N 72 DEG. 44 MIN. 01 SEC. E WITH THE NORTH BOUNDARY LINE OF SAID 3.427 ACRE TRACT, (CALLED N 72 DEG. 43 MIN. 00 SEC. E), AT A DISTANCE OF 126.74 FEET TO AN IRON ROD W/ALUM. CAP FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 819.

THENCE ALONG SAID RIGHT-OF-WAY LINE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEG. 39 MIN. 44 SEC., A RADIUSOF 1024.93 FEET, A ARC LENGTH OF 298.06 FEET AND A LONG CHORD BEARING OF S 47 DEG. 32 MIN. 28 SEC. E, 297.01 FEET TO AN IRON ROD W/ALUM. CAP FOUND AT THE P. T. OF SAID CURVE.

THENCE S 55 DEG. 51 MIN. 32 SEC. E CONTINUING WITH SAID RIGHT-OF-WAY LINE AT A DISTANCE OF 234.50 FEET TO AN IRON ROD W/ALUM. CAP FOUND FOR CORNER IN THE SOUTH BOUNDARY LINE OF SAID 3.427 ACRE TRACT AND THE NORTH BOUNDARY LINE OF A CALLED 1.315 ACRE TRACT AS RECORDED IN VOLUME 1035, PAGE 466 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS.

THENCE S 63 DEG. 19 MIN. 58 SEC. W WITH THE SOUTH BOUNDARY LINE OF SAID 3.427 ACRE TRACT

AT A DISTANCE OF 16.52 FEET PASS A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.315 ACRE TRACT AND AT TOTAL DISTANCE OF 377.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.657 ACRES OF LAND, MORE OR LESS.

Property Address:

0 RR 15 BOX 5033 LUFKIN, TX 75901

Mortgage Servicer:

NATIONSTAR MORTGAGE LLC NATIONSTAR MORTGAGE LLC

Mortgagee: NATIONSTAR MORTGAGE LLC 8950 CYPRESS WATERS BLVD

COPPELL, TX 75019

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.

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

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, 1 Mauchly Irvine, CA 92618

WITNESS MY HAND this day April 25, 2023.

Ronny George Texas Bar # 24123104

gburks@logs.com rgeorge@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565 Facsimile No: (847) 879-4823

Attorneys for Nationstar Mortgage LLC

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.

Posted by Sheryl La Mont, April 27, 2023.