

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.

110644-0106

## NOTICE OF FORECLOSURE SALE

THE PROPERTY TO BE SOLD  
COMMONLY KNOWN AS

1107 PERSIMMON AVENUE, LUFKIN, TEXAS 75904

LEGAL DESCRIPTION

LOT NO. THREE (3), BLOCK NO. FOUR (4), E.J. MANTOOTH SECOND ADDITION, AN ADDITION TO THE CITY OF LUFKIN, TEXAS OF RECORD IN CABINET B, SLIDE 36-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

### 2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF  
ANGELINA COUNTY

RECORDED ON  
JUNE 26, 2013

UNDER DOCUMENT#  
2013-00306684

### 3 THE SALE IS SCHEDULED TO BE HELD

PLACE

THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED

DATE

JULY 1, 2025

TIME

1:00 PM - 4:00 PM

### TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

### OBLIGATIONS SECURED


The Deed of Trust executed by BENNIE JEAN MOCK-PASCHAL, provides that it secures the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CASCADE FUNDING MORTGAGE TRUST HB15 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgagee, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

**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.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

SHERYL LaMONT, ALLAN JOHNSTON, RONNIE HUBBARD, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW  
Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton

  
McGLINCHEY STAFFORD PLLC  
1001 McKinney Street, Suite 1500  
Houston, Texas 77002  
(713) 335-2150

### CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED May 22, 2025

NAME Sheryl LaMont

 TRUSTEE

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/17/2014	<b>Grantor(s)/Mortgagor(s):</b> JAVIER ORTEGA JR AND SAMANTHA NICOLE ORTEGA, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMETRUST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2014-00322258	<b>Property County:</b> <b>ANGELINA</b>
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 8/5/2025	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> Angelina County Courthouse Annex, 606 East Lufkin Avenue, Lufkin, TX 75901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.


The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 5/19/2025



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: May 22, 2025

Sheryl LaMont  
Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED  
AT 1:34 O'CLOCK P M  
MAY 22 2025

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

**MH File Number:** TX-25-109782-POS  
**Loan Type:** FHA



Exhibit A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.L. QUINALTY SURVEY, ABSTRACT NO. 40 and being all that certain called 0.327 acre tract conveyed to James L. Jean, et ux in the document recorded in Volume 1100 on Page 5 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1" iron pipe found for the Northwest corner of the aforesaid referred to 0.327 acre tract and the Southwest corner of Lot 4, Block 14 of the Parkview Addition recorded in Cabinet B on Slides 38-A & 40-B of the Map or Plat Records of the said County. on the East Right-of-Way line of Moss Drive;

THENCE, along the common boundary line of the said 0.327 acre tract and the said Lot 4, Block 14, N 69° 15' 41" E at 119.91 feet a 1" iron pipe found for the Northeast corner of the said 0.327 acre tract and the Southeast corner of the said Lot 4, Block 14 and on the West boundary line of Lot 4, Block 3 of the C.F. Thompson Second Addition recorded in Cabinet A on Slide 50-A of the said Map or Plat Records;

THENCE, along the common boundary line of the said 0.327 acre tract and the said Lot 4, Block 3, S 20° 47' 33" E at 119.91 feet a 1/2" iron pipe found for the Southeast corner of the said 0.327 acre tract and the Southwest corner of the said Lot 4, Block 3 on the North ROW line of Sunset Boulevard;

THENCE, along the South boundary line of the said 0.327 acre tract and the said North ROW line, S 69° 13' 19" W at 94.99 feet a 1/2" iron pipe found for corner at the beginning of a curve to the right;

THENCE 39.28 feet along a 229° 10' 59" curve to the right having a radius of 25.00 feet, a central angle of 90° 01' 41" and a long chord bearing N 65° 45' 51" W a distance of 35.36 feet to a 1/2" iron pipe found for corner on the said East ROW line;

THENCE, along the West boundary line of the said 0.327 acre tract and the said East ROW line, N 20° 45' 00" W at 94.98 feet the POINT AND PLACE OF BEGINNING and containing 0.327 acre of land, more or less.