

COMMERCIAL BANK OF TEXAS, N.A. (TXO)
FELLOWS, ESTATE OF JOEL T. AND LISA A.
EBERNICKEL
1237 EDGEWOOD CIRCLE, LUFKIN, TX 75904

CONVENTIONAL
Firm File Number: 19-033019

FILED
AT 1:41 O'CLOCK P M

JUN 10 2019

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

By MO

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 29, 2016, JOEL T. FELLOWS, AN UNMARRIED MAN, AND LISA A. EBERNICKEL, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to RAYMOND H. RUST, III, as Trustee, the Real Estate hereinafter described, to COMMERCIAL BANK OF TEXAS, N.A. 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 2016-00342419, 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, July 2, 2019** 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 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:

LOT NO. TWENTY (20), BLOCK NO. TWO (2) OF THE IDLEWOOD SUBDIVISION, A SUBDIVISION, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET A, SLIDE 137-B & 138-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS;

Property Address: 1237 EDGEWOOD CIRCLE
LUFKIN, TX 75904
Mortgage Servicer: COMMERCIAL BANK OF TEXAS, N.A.
Mortgagee: COMMERCIAL BANK OF TEXAS, N.A.
215 EAST MAIN ST.
NACOGDOCHES, TEXAS 75061

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.


SUBSTITUTE TRUSTEE 6-10-19
Kathleen Adkins, , Evan Press, Sheryl LaMont, Robert
LaMont, Sharon St. Pierre, Ronnie Hubbard, Allan
Johnston, Beatrice Carrillo, John McCarthy, Kevin
McCarthy, Stephanie Kohler, Catrena Ward, Reid Ruple,
or Zach McCarthy
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.

6

Texas Trustee