

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

FILED
AT 12:55 O'CLOCK
JUN 11 2010
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By _____

THE STATE OF TEXAS)
COUNTY OF ANGELINA)

Notice is hereby given that whereas, on January 11, 2002, Ramona R. Williams, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded as Document No. 00150915, Volume 1513, Page 68, Real Property Records, Angelina County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

April 30, 2018, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the Angelina County Annex, 606 East Lufkin Avenue, Lufkin, Texas, in the hallway outside the Commissioner's Courtroom adjacent to the Atrium in Lufkin, Angelina County, Texas, in which county such property is situated, at 1:00 p.m., or within three hours thereafter, on the first Tuesday of July, being the 3rd day of July 2018, the following land located in said county and more particularly described as follows:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JOHN MASSINGILL SURVEY, ABSTRACT NO. 450 and being a part or portion of that certain called 48.555 acre tract conveyed to Robert & Janic Investments, Inc., et al in the document recorded in Volume 1050 on Page 727 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:

COMMENCING at a ½" iron pin found for the tenth (10th) corner of the aforesaid referred to 48.555 acre tract at the intersection of the North margin of Evans-Gann Road and the West margin of Ashwood Bend;

THENCE, along the West margin of the said Ashwood Bend, N 10°00'00" W at 405.98 feet a ½" iron pin found for the POINT OF BEGINNING at the intersection of the West margin of the said Ashwood Bend and the North margin of Sandalwood;

THENCE, along the North margin of Sandalwood, S 80°00'0" W at 90.00 feet a ½" iron pin found for corner;

THENCE, N 10°00'00" W at 130.00 feet a 1/2" iron pin found for corner;

THENCE N 80°00'00" E at 90.00 feet a ½" iron pin found for corner on the West margin of the said Ashwood Bend;

THENCE, along the West margin of the said Ashwood Bend, S 10°00'00" E at 130.00 feet the POINT AND PLACE OF BEGINNING and containing 0.269 acre of land, more or less, and the said 0.269 acre tract also being known as Tract 34 of the Will-Heights Un-recorded Subdivision.

The bearing basis for this tract is taken from the tenth (10th) boundary line of the said 48.555 acre tract.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. The restrictive covenants of record itemized in Volume 1050, Page 727, Volume 1111, Page 685, and Volume 1113, Page 793, Real Property Records, Angelina County, Texas.
3. Visible and apparent easements on or across the property, the existence of which does not appear of record.
4. Any portion of the herein described property lying within the boundary of any road or roadway.

5. Reservation and/or conveyance of all oil gas and other minerals by predecessors of title.
6. Right-of-Way/Easement described in instrument from James W. Evans and wife, Mary L. Evans to Texas Power and Light Company, dated August 5, 1949, recorded in Volume 145, Page 264, Deed Records, Angelina County, Texas; title to said interest not searched subsequent to date of said document.
7. Right-of-Way/Easement described in instrument from W.L. Evans and wife, Mrs. W.L. Evans to Texas Power and Light Company, dated April 8, 1952, recorded in Volume 169, Page 381, Deed Records, Angelina County, Texas; title to said interest not searched subsequent to date of said document.
8. Mineral and/or Royalty Interest, the royalties, bonuses, rentals and all other rights in connection with said mineral and/or royalty rights, bonuses and rentals, described in instrument from E.D. Evans, Jr. to W. L. Evans, dated September 11, 1933, recorded in Volume 80, Page 545, Deed Records, Angelina, Texas; title to said interest not examined subsequent to date of aforesaid instrument.
9. Right-of-Way/Easement described in instrument from Robert & Janic Investment, Inc. and Royce Williams to Texas Utilities Electric Company, dated August 18, 1998, recorded in Volume 1178, Page 775, Real Property Records, Angelina County, Texas; title to said interest not searched subsequent to date of said document.
10. Twenty-Five foot building setback lines along the most Southern and Western property lines as shown on the Mortgage Loan Survey, dated January 3, 2002, prepared by A.L. Hargraves, Jr., Registered Professional Land Surveyor, No. 2075.
11. Ten foot utility easement along the most Southern and Western property lines as shown on the Mortgage Loan Survey, dated January 3, 2002, prepared by A.L. Hargraves, Jr., Registered Professional Land Surveyor, No. 2075.

12. Unpaid ad valorem taxes.

EXECUTED this 31st day of May, 2018.

Bonita J. Davidson

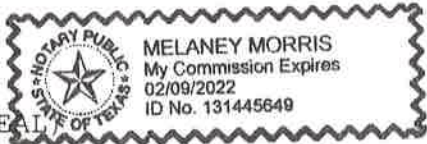
Bonita J. Davidson
Substitute Trustee
1520 East Denman, Suite 104
Lufkin, Texas 75901
(936) 634-9900 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF ANGELINA)

This instrument was acknowledged before me on May 31,
2018, by Bonita J. Davidson, as Substitute Trustee.



(SEAL)

Melaney Morris
Notary Public, State of Texas

SELECT PORTFOLIO SERVICING, INC. (SPS)
STUBBLEFIELD III, H. GANDY AND LISA
1004 DOGWOOD RIDGE DRIVE, DIBOLL, TX 75941

CONVENTIONAL
Firm File Number: 10-002814

FILED
AT 11:03 O'CLOCK P.M.
JUN 11 2018
AMY FINN
County Clerk, County of Texas
By Angelina County Clerk's Office

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 25, 2005, H.G. ("GANDY") STUBBLEFIELD, III AND WIFE, LISA STUBBLEFIELD, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 00198397 Volume 2179, Page 244, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on February 9, 2018 under Cause No. CV-00314-17-05 in the Judicial District Court of Angelina COUNTY, TEXAS.;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 3, 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;

BEING LOT NO. SIXTEEN (16), BLOCK ONE (1), DEER TRACE-SECTION 1, REVISED, A SUBDIVISION OF THE CITY OF DIBOLL, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN CABINET C, SLIDE 9-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Property Address: 1004 DOGWOOD RIDGE DRIVE
DIBOLL, TX 75941
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-2 ASSET BACKED NOTES
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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
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.

Our File Number: 18-02126
Name: RAYMOND GILL, A SINGLE PERSON

FILED
JUN 11 2018
11:30 o'clock P.M.
County Clerk, Angelina County, Texas
By: AMY FLETCHER, County Clerk at Law

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 28, 2011, RAYMOND GILL, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2011-00279583, in the DEED OF TRUST OR REAL PROPERTY records of ANGELINA COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 7, 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 at the County Courthouse in ANGELINA COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows:

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 (1) ALL OF THAT CERTAIN 0.378 ACRE TRACT DESCRIBED IN A DEED FROM JOHN WAYNE ADAMS, ET UX TO CHRIS CARROLL, ET UX DATED MARCH 6, 2003 AND RECORDED IN VOLUME 1724 ON PAGE 41 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND (2) ALL OF THAT CERTAIN 0.358 ACRE TRACT (0.734 ACRE TRACT SAVE AND EXCEPT 0.376 ACRE TRACT) DESCRIBED IN A DEED FROM FALCON PROPERTIES, INC. TO CHRISTOPHER CARROLL ET UX DATED MARCH 7, 2008 AND RECORDED IN DOCUMENT NO. 2008-00241674 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 706 PERSHING AVE
LUFKIN, TX 75904
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 11 day of June, 2018.


Sheryl LaMont, Robert LaMont, Harriett Fletcher,
David Sims, Karen Lilley, Sharon St. Pierre, Evan
Press, Beatrice Carrillo, Kevin McCarthy, Zach
McCarthy, John McCarthy, Allan Johnston, Kim
Hinshaw, Kathleen Adkins, Ronnie Hubbard,
Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

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 (1) all of that certain 0.378 acre tract described in a deed from John Wayne Adams, et ux to Chris Carroll, et ux dated March 6, 2003 and recorded in Volume 1724 on Page 41 of the Deed Records of Angelina County, Texas, and (2) all of that certain 0.358 acre tract (0.734 acre tract save and except 0.376 acre tract) described in a deed from Falcon Properties, Inc. to Christopher Carroll et ux dated March 7, 2008 and recorded in Document No. 2008-00241674 of the Deed Records of Angelina County, Texas, to which reference is 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 North corner of the aforesaid referred 0.358 acre tract and the East corner of that certain 1.316 acre tract described in a deed from Joshua Smith to David Hicks et ux dated September 8, 2008 and recorded in Document No, 2008-00248233 of the Deed Records of Angelina County, Texas, a 1" rod found for corner (at a fence corner) in the West boundary line of Block No. 1 of the LUFKIN FOUNDRY ADDITION, a subdivision to the City of Lufkin, Angelina County, Texas, as recorded in Cabinet A, on Slide 25-A & 25-B of the Map and Plat Records of Angelina County, Texas;

THENCE two calls with the East boundary line of the aforesaid referred to 0.378 acre tract and the West boundary line of the said Block No.1 of the LUFKIN FOUNDRY ADDITION as follows:

(1) S 20° 06' 48" E with the East boundary line of the said 0.358 acre tract, at 212.16 feet pass on line a 1/2" pipe found for the Southeast corner of the said 0.358 acre tract and the Northeast corner of the said 0.378 acre tract, at 232.68 feet a concrete monument found for corner;

(2) S 21 ° 02' 31" E, at 141.91 feet the Southeast corner of the said 0.378 acre tract, a 1/2" pipe found for corner in the North right-of-way line of Pershing Avenue as described in a Right-of Way deed to the City of Lufkin as recorded in Volume 542 on Page 546 of the Deed Records of Angelina County, Texas, said pipe witnessed by a concrete monument found for the Southwest corner of the said Block No. 1 of the LUFKIN FOUNDRY ADDITION bearing S 21' 02' 31" E 1.37 feet, a fence corner bearing N 19° W 14.0 feet, and an end of fence bearing N 20° W 14.8 feet;

THENCE two calls with the South boundary line of the said 0.378 acre tract and the North right-of-way line of the said Pershing Avenue (60 feet wide right-of-way) as follows:

(1) Northwesterly with a 04° 23'47" curve to the left (Central Angel = 04° 19' 37" Radius =1303.24 feet and a Long Chord Bearing and Distance = N 76° 16' 45" W 98.40 feet). at 98.42 feet a 1/2" pipe found for corner;

(2) N 78° 26' 33" W with a South boundary line of the aforesaid 0.358 acre tract, at 68.05 feet pass on line a 1/2" pipe found for the Southwest corner of the said 0.378 acre tract and a Southeast corner of the said 0.358 acre tract, at 87.37 feet a Southwest corner of the said 0.358 acre tract and the Southeast corner of that certain 0.385 acre tract described in a deed from Chad David Housewright, et al to David W. Milem dated July 2, 2003 and recorded in Volume 1797 on Page 73 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner witnessed by a 1" square rod found bearing S 10° 29' 26" W 7.54 feet;

THENCE N 10° 29' 26" E with a West boundary line of the said 0.358 acre tract and the East boundary line of the said 0.385 acre tract, at 187.46 feet an interior ell corner of the said 0.358 acre tract and the Northeast corner of the said 0.385 acre tract, a 1/2" pipe set for corner witnessed by a fence corner bearing S 26° W 1.0 feet;

THENCE N 84° 58' 22" W with a South boundary line of the said 0.358 acre tract and the North boundary line of the said 0.385 acre tract, at 63.00 feet a West corner of the said 0.358 acre tract and the Northwest corner of the said 0.385 acre tract, a 1/2" pipe set for corner in the East boundary line of the aforesaid 1.316 acre tract, said pipe witnessed by a 1/2" pipe bearing S 03° 07' 33" W 1.13 feet, a 1/2 pipe bearing S 56° 13' 11 " E 0.49 feet, a 1/2" rod found for the Southeast corner of the said 1.316 acre tract and an interior ell corner of the said 0.385 acre tract bearing S 33° 15' 21 " W 43.04 feet, and a fence corner bearing N 34° E 9.0 feet;

THENCE N 33° 15' 21" E with a West boundary line of the said 0.358 acre tract and an East boundary line of the said 1.316 acre tract, at 143.79 feet the point and place of beginning and containing 0.734 acre of land, more or less.

Basis of Bearing: The East boundary line of that certain 0.378 acre tract described in a deed from John Wayne Adams, et ux to Chris Carroll, et ux dated March 6, 2003 and recorded in Volume 1724 on Page 41 of the Deed Records of Angelina County, Texas (deed call - S 21° 02' 31" E 141.91 feet - found concrete monument and 1/2" pipe 141.91 feet apart.