

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/29/2008

**Grantor(s)/Mortgagor(s):**  
BRANDON R. THOMAS AND WIFE, SHERESA V. THOMAS  
**Current Beneficiary/Mortgagee:**  
BOKF, N.A.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2008-00248834

**Property County:**  
ANGELINA

FILED  
AT 3:20 O'CLOCK P M

MAY 19 2022

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

**Mortgage Servicer:**  
Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7060 S. Yale Avenue, Suite 200,  
Tulsa, OK 74136

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY TEXAS AND BEING LOT 1, OF THE COURTNEY NO. 7 ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET E, SLIDE 20-B, MAP AND PLAT RECORDS OF ANGELINA COUNTY TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

**Date of Sale:** 7/5/2022

**Earliest Time Sale Will Begin:** 1PM

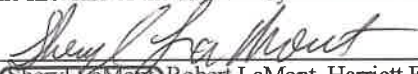
**Place of Sale of Property:** THE ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKINAVE, LUFKIN, TX IN THE HALLWAY OUTSIDE THE COMMISSIONER'S COURTROOM ADJACENT TO THE ATRIUM; OR THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE IF THE COURTROOM IS CLOSED FOR HOLIDAYS OR ELECTIONS. 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.

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.

**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.**

  
Sheryl LaMont Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard or Thuy Frazier May 19, 2022  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-69584-POS  
**Loan Type:** FHA