

FILED  
AT 1:39 O'CLOCK P M

APR 27 2023

171 Sandalwood Street, Lufkin, TX 75904

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

23-002841

By CA

**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.**

**1. Date, Time, and Place of Sale.**

Date: 07/05/2023

Time: Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Angelina County, pursuant to §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.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/14/2007 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's File/Instrument Number 2007-00238299 with Stephen Burns and Candice Burns (grantor(s)) and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Interline Mortgage, Inc., a Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Stephen Burns and Candice Burns, securing the payment of the indebtedness in the original amount of \$140,887.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** 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 ALL OF THAT CERTAIN 0.275 ACRE TRACT DESCRIBED IN A DEED FROM DIBOLL-WILLIAMS CONSTRUCTION, INC. TO ANNALISA CASPER, ET VIR DATED JUNE 14, 2002 AND RECORDED IN VOLUME 1588 ON PAGE 272 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, (AND BEING ALL OF TRACT NO. 22 OF WILL HEIGHT SUBDIVISION - AN UNRECORDED SUBDIVISION) 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 SOUTHWEST CORNER OF THE AFORESAID REFERRED TO CASPER TRACT, THE NORTHWEST CORNER OF THAT CERTAIN 0.357 ACRE TRACT (TRACT NO. 6 OF WILL HEIGHT SUBDIVISION) DESCRIBED IN A DEED FROM DIBOLL-WILLIAMS CONSTRUCTION, INC. TO RONALD SCHEEPSTRA, ET AL DATED JUNE 4, 1999 AND RECORDED IN VOLUME 1211 ON PAGE 848 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, THE NORTHEAST CORNER OF THAT CERTAIN 0.335 ACRE TRACT (TRACT NO. 7 OF WILL HEIGHT SUBDIVISION) DESCRIBED IN A DEED FROM ROBERT & JANIC INVESTMENT, INC. TO ERIC J. WILLMON, ET UX DATED JUNE 7, 1999 AND RECORDED IN VOLUME 1212 ON PAGE 215 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THAT CERTAIN 0.275 ACRE TRACT (TRACT NO. 21 OF WILL HEIGHT SUBDIVISION) DESCRIBED IN A DEED FROM JEREMY SCOTT JOHNSON, ET UX TO JOSEPH GLENN WARREN, ET UX DATED MARCH 17, 2005 AND RECORDED IN VOLUME 2148 ON PAGE 145 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER WITNESSED



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BY A 1/2" ROD BEARING S 80 DEGREES 00' 05" W 80.15 FEET, A FENCE CORNER BEARING S 57 DEGREES E 0.4 FEET, A FENCE CORNER BEARING S 60 DEGREES E 0.9 FEET, AND A FENCE CORNER BEARING S 50 DEGREES W 0.4 FEET;

THENCE N 10 DEGREES 07' 45" W (CALLED N 10 DEGREES 00' 00" W) WITH THE WEST BOUNDARY LINE OF THE SAID CASPER TRACT AND THE EAST BOUNDARY LINE OF THE SAID WARREN TRACT, AT 149.73 FEET (CALLED 150.00 FEET) THE NORTHWEST CORNER OF THE SAID CASPER TRACT AND THE NORTHEAST CORNER OF THE SAID WARREN TRACT, AS 1/2" ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SANDALWOOD (50 FEET WIDE RIGHT-OF-WAY IN VOLUME 1242 ON PAGE 822), SAID PIPE WITNESSED BY A 1/2" ROD BEARING S 79 DEGREES 50' 00" W 80.12 FEET;

THENCE N 79 DEGREES 58' 31" E (CALLED N 80 DEGREES 00' 00" E) WITH THE NORTH BOUNDARY LINE OF THE SAID CASPER TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID SANDALWOOD (WILLOW STREET), AT 79.96 FEET (CALLED 80.00 FEET) THE NORTHEAST CORNER OF THE SAID CASPER TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 0.275 ACRE TRACT (TRACT NO. 23 OF WILL HEIGHT SUBDIVISION) DESCRIBED IN A DEED FROM HARRY WILLIAM HAMMOND TO LEON D. YAWN, ET UX DATED MARCH 28, 2003 AND RECORDED IN VOLUME 1738 ON PAGE 267 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER (IN A WATER METER) WITNESSED BY A 1/2" ROD BEARING N 80 DEGREES 01' 32" E 80.00 FEET;

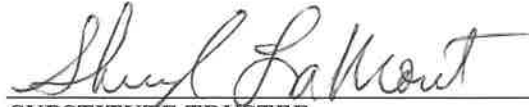
THENCE S 10 DEGREES 09' 24" E (CALLED S 10 DEGREES 00' 00" E) WITH THE EAST BOUNDARY LINE OF THE SAID CASPER AND THE WEST BOUNDARY LINE OF THE YAWN TRACT, AT 149.64 FEET (CALLED 150.00 FEET) THE SOUTHEAST CORNER OF THE SAID CASPER TRACT, THE SOUTHWEST CORNER OF THE SAID YAWN TRACT, THE NORTHWEST CORNER OF THAT CERTAIN 0.364 ACRE TRACT (TRACT NO. 5 OF WILL HEIGHT SUBDIVISION) DESCRIBED IN A DEED FROM CAREY S. JOHNSON, ET UX TO WILLIAM ORVIL HAVENS, JR. DATED MAY 12, 2004 AND RECORDED IN VOLUME 1976 ON PAGE 8 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THE AFORESAID SCHEEPSTRA TRACT, A 1/2" ROD FOUND FOR CORNER (AT A FENCE CORNER WITNESSED BY A 1/2" ROD BEARING N 80 DEGREES 02' 13" E 79.98 FEET, A FENCE CORNER BEARING S 27 DEGREES W 0.5 FEET, AND A FENCE CORNER BEARING S 75 DEGREES E 0.9 FEET;

THENCE S 79 DEGREES 54' 39" W (CALLED S 80 DEGREES 00' 00" W) WITH THE SOUTH BOUNDARY LINE OF THE SAID CASPER TRACT AND THE NORTH BOUNDARY LINE OF THE SAID SHEEPSTRA TRACT, AT 80.03 FEET (CALLED 80.00 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.275 ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF THAT CERTAIN 0.256 ACRE TRACT (TRACT NO. 10 OF WILL HEIGHT SUBDIVISION) DESCRIBED IN A DEED FROM DIBOLL-WILLIAMS CONSTRUCTION, INC. TO JOSEPH P. MACACULOP, ET UX DATED OCTOBER 31, 2000 AND RECORDED IN VOLUME 1321 ON PAGE 130 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, (DEED CALL - S 79 DEGREES 54' 47" W 79.95 FEET - UNRECORDED SUBDIVISION PLAT CALL - S 80 DEGREES 00' 00" W 80.00 FEET - FOUND 1/2" RODS 79.95 FEET APART).

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715

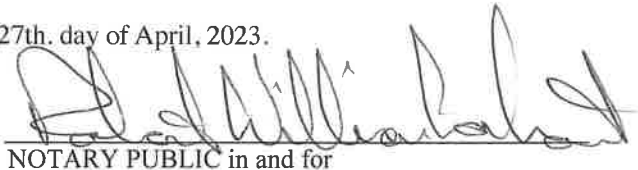
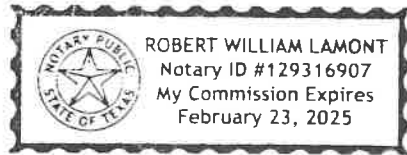


**SUBSTITUTE TRUSTEE**  
Sheryl LaMont, Robert LaMont, Harriett Fletcher,  
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl La Mont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th. day of April, 2023.

  
NOTARY PUBLIC in and for

GREGG COUNTY  
My commission expires: February 23, 2025  
Print Name of Notary:  
Robert William La Mont

**CERTIFICATE OF POSTING**

My name is Sheryl La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 27, 2023, I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County courthouse this notice of sale.

Declarants Name: Sheryl La Mont  
Date: April 27, 2023