

Notice of [Substitute] Trustee 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: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Angelina County, Texas at the following location: **THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE, LUFKIN, TX, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: RT 16 BOX 1125, LUFKIN, TX 75901-9219

2. 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 section 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/04/2002 and recorded 06/28/2002 in Book RP 1595 Page 138 Document 00157400, real property records of Angelina County, Texas, with **TREVELYN LUCE AND SPOUSE, CHARLES LUCE** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, Wells Fargo Bank, N.A. as Trustee for Option One Woodbridge Loan Trust 2002-2, Asset Backed Certificates, Series 2002-2 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **TREVELYN LUCE AND SPOUSE, CHARLES LUCE**, securing the payment of the indebtedness in the original principal amount of \$46,200.00, 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. as Trustee for Option One Woodbridge Loan Trust 2002-2, Asset Backed Certificates, Series 2002-2** is the current mortgagee of the note and deed of trust or contract lien.

FILED
AT 2023 0'CLOCK PM

MAY 25 2023

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



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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being all of that certain called 5.180 acre tract conveyed to Warren D. Hughes in the document recorded in Volume 948 on Page 93 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 point in the centerline of a 50' wide roadway easement recorded in Volume 948 on Page 93 of the said Real Property Records, for the Northwest corner of the aforesaid referred to 5.180 acre tract and the most Westerly Southwest corner of a called 6.820 acre tract conveyed to Alene L. Luce in the document recorded in Volume 900 on Page 863 of the said Real Property Records; **THENCE**, along the common boundary line of the said 5.180 acre tract and the said 6.820 acre tract, S 88° 54' 47" E, at 24.89 feet a ½" iron pin found for reference, at 731.05 feet a ½" iron pin found for the Northeast corner of the said 5.180 acre tract and an ell corner of the said 6.820 acre tract; **THENCE**, along the common boundary line of the said 5.180 acre tract and the said 6.820 acre tract, S 00° 21' 19" W at 307.58 feet a ½" iron pin found for the Southeast corner of the said 5.180 acre tract and the most Southerly Southwest corner of the said 6.820 acre tract; **THENCE**, along a South boundary line of the said 5.180 acre tract, N 88° 53' 50" W at 481.17 feet a ½" iron pin found for an angle point of the said 5.180 acre tract and the most Easterly Northeast corner of a called 20.00 acre tract conveyed to Dickson O. Odero, et ux in the document recorded in Volume 1191 on Page 357 of the said Real Property Records; **THENCE**, along the common boundary line of the said 5.180 acre tract and the said 20.00 acre tract, S 89° 39' 13" W at 249.86 feet a ½" iron pin found for the Southwest corner of the said 5.180 acre tract and an ell corner of the said 20.00 acre tract and the South end of the said road easement; **THENCE**, along the West boundary line of the said 5.180 acre tract and in part along the most Northerly East boundary line of the said 20.00 acre tract and along the centerline of the said easement, N 00° 21' 07" E, at 46.77 feet a point for the most Northerly, Northeast corner of the said 20.00 acre tract, at 313.70 feet the **POINT AND PLACE OF BEGINNING** and containing 5.18 acres of land, more or less. **TRACT 2 - EASEMENT ESTATE ONLY:** Being all that certain 50 foot wide roadway easement described in Volume 948 on Page 93 of the Real Property Records of Angelina County, Texas. The bearing basis for these tracts is taken from the North boundary line of the said 5.18 acre tract.

8. 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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

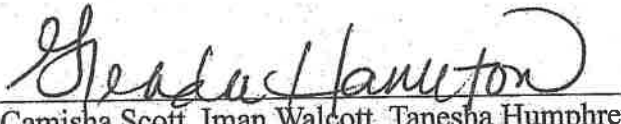
Phone: 877-744-2506

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9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: May 19, 2023



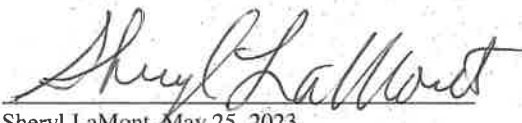
Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, **Glenda Hamilton** – Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR
THAT PURPOSE.**

Certificate of Posting

I am Sheryl LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on May 25, 2023 I filed this Notice of Foreclosure Sale at the office of the Angelina County Clerk and caused it to be posted at the location directed by the Angelina County Commissioners Court.



Sheryl LaMont, May 25, 2023