

**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: 08/02/2022

Time: Between 1:00 PM to 4:00 PM and beginning not earlier than 1:00 PM to 4:00 PM or 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 05/24/2010 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's File/Instrument Number, 2010-00268552 with Sonia Cardenaz (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for Ameripro Funding, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Sonia Cardenaz, securing the payment of the indebtedness in the original amount of \$71,536.00, 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.** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOTS 6 AND 7, BLOCK 1, OF THE WESTBURY ADDITION, SECOND SECTION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 95-B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

FILED  
AT 2:46 O'CLOCK P M

JUN 30 2022

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

By     *AF*    



4752735

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

*Sheryl LaMont*

**SUBSTITUTE TRUSTEE**

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

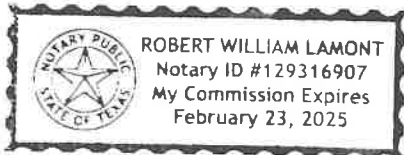
STATE OF TEXAS  
COUNTY OF GREGG

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 30<sup>th</sup> day of June, 2022.

*Robert William LaMont*

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 June 30, 2022 \_\_\_\_\_ I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County courthouse this notice of sale.

*Sheryl LaMont*  
Declarants Name: Sheryl La Mont  
Date: June 30, 2022