

FILED  
AT 3:50 O'CLOCK P.M.

JUL 07 2026

AMY FINCHER

County Court at Law  
Angelina County, Texas

By: *AK*

**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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 4th day of August, 2026  
**Time:** 1:00 PM or not later than three hours after that time  
**Place:** AT THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER S COURT AND ANNEX IS CLOSED in Angelina County, Texas.

**TERMS OF SALE:** CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** November 16, 2021  
**Grantor(s):** Heather Brooke Smitherman, an unmarried woman, and Lawrence Bias, an unmarried man  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage, Ltd. DBA Gold Financial Services, its successors and assigns  
**Original Principal:** \$209,000.00  
**Recording Information:** Deed Inst.# 2021-00414613,  
**Current Mortgagee/Beneficiary:** Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$209,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Angelina  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 1111 Morningside Drive, Lufkin, TX 75904  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

File No.: 26-04525TX

Tejas

**Mortgage Servicer:** Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd Coppell, TX 75019

**SUBSTITUTE TRUSTEE(S):** McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.\* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.\* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

\* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

**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.**

/s/ Maisyn Oliver  
Maisyn Oliver - Bar #: 24130719  
Attorney for Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC  
Maisyn.Oliver@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Heather Golden whose address is 24114 Fm 15 Troup Tx. I declare

under penalty perjury that I filed and/or recorded 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.

**Return to:** McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

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 Lot No. 2 and Lot No. 3 of Block No. 8 of PARK VIEW ADDITION to the City of Lufkin as recorded in Cabinet B on Slide 38 A & 40 B of the Map and Plat Records of Angelina County, Texas, (2) a part or portion of Lot No. 1 and Lot No. 2 (0.007 acre tract described in a quitclaim deed from Bob Newton Homes, Inc. to R.S. Bradshaw, Jr. dated May 30, 1978 and recorded in Volume 474 on Page 241 of the Deed Records of Angelina County, Texas) of Block No. 1 of C.F. THOMPSON'S SECOND ADDITION, REVISED to the City of Lufkin as recorded in Cabinet A on Slide 50 A of the Map and Plat Records of Angelina County, Texas, (also C. F. THOMPSON'S SECOND ADDITION to the City of Lufkin as recorded in Cabinet A on Slide 4A) and (3) all of that certain 1 acre tract described in a deed from Ralph Zeleskey to R.S. Bradshaw, Jr. dated October 17, 1955 and recorded in Volume 194 on Page 542 of the Deed Records of Angelina County, Texas, to which references are 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 1 acre tract and the Northwest corner Lot No. 14 of Block No. 1 of the JOHN S. REDDITT ADDITION to the City of Lufkin as recorded in Cabinet B on Slide 32 B of the Map and Plat Records of Angelina County, Texas, a concrete monument found for corner in the East boundary line of the aforesaid Lot No. 1 of Block No. 1 of C.F. THOMPSON'S SECOND ADDITION, REVISED and the East boundary line of that certain 0.358 acre tract described in a deed from R.S. Bradshaw, Jr. to Jacqueline Fernando Bynum, dated March 8, 1983 and recorded in Volume 541 on Page 576 of the Deed Records of Angelina County, Texas;

THENCE N 20° 00' 00" W with the East boundary line of the said Lot No. 1 of Block No. 1 of C.F. THOMPSON'S SECOND ADDITION, REVISED and the East boundary line of the said 0.358 acre, at 20.47 feet the Northeast corner of the said 0.358 acre tract, a ½" pipe set for corner;

THENCE S 75° 29' 48" W with the North boundary line of the said 0.358 acre tract, at 3.80 feet pass on line a ½" rod, at 98.03 feet pass on line a 1/2" rod, at 98.88 feet the Northwest corner of the said 0.358 acre tract, a ½" pipe set for corner in the West boundary line of the aforesaid referred to 0.007 acre tract (in a fence);

THENCE N 17° 36' 03" W with the fence and the West boundary line of the said 0.007 acre tract, at 17.65 feet the Northwest corner of the said 0.007 acre tract, the Southwest corner of the aforesaid referred to Lot No. 3 of Block No. 8 of PARK VIEW ADDITION and the Southeast corner of the said Lot No. 4 of Block No. 8 of PARK VIEW ADDITION, a ½" pipe set for corner;

THENCE N 48° 12' 15" W with the West (or Southwest) boundary line of the said Lot No. 3 of Block No. 8 and the East (or Northeast) boundary line of the said Lot No. 4 of Block No. 8, at 107.27 feet the Northwest corner of the said Lot No. 3 and the Northeast corner of the said Lot No. 4, a ½" pipe set for corner in the Southeast right-of-way line of Morningside Drive;

THENCE Northeasterly with a 57° 17' 45" curve to the left (Central Angle = 55° 35' 38" Radius = 100.00 feet with Long Chord Bearing and Distance = N 13° 59' 56" E 93.27 feet) with the Northwest (or West) boundary line of the said Lot No. 3, the Northwest (or West) boundary line of the aforesaid referred to Lot No. 2 of Block No. 8 and with the right-of-way line of the said Morningside Drive, at 97.03 feet the Northwest corner of the said Lot No. 2 and the Southwest corner of Lot No. 1 of Block No. 8 of the said PARK VIEW ADDITION, a ½" pipe set for corner;

THENCE N 69° 31' 33" E with the North boundary line of the said Lot No. 2 of Block No. 8 and the South boundary line of the said Lot No. 1 of Block No. 8, at 85.74 feet the Northeast corner of the said Lot No. 2 and the Southeast corner of the said Lot No. 1, a ½" pipe set for corner near a power pole in the West boundary line of the aforesaid referred to 1 acre tract;

THENCE N 20° 28' 27" W with the West boundary line of the said 1 acre tract and the East boundary line of the said Lot No. 1 of Block No. 8, at 21.06 feet the Northwest corner of the said 1 acre tract, a ½" pipe set for corner;

THENCE N 70° 10' 35" E with the North boundary line of the said 1 acre tract, at 7.36 feet pass on line a monument (at a fence corner), at 157.71 feet pass a ½" pipe (2.5 feet left) found for the Southeast corner of Lot No. 3 of Block No. 5 of the KERR ADDITION to the City of Lufkin as recorded in Cabinet A on Slide 20 B of the Map and Plat Records of Angelina County, Texas, at 187.37 feet (called 179.72 feet) the Northeast corner of the said 1 acre, a monument found for corner (at a fence corner);

THENCE S 20° 28' 24" E with the East boundary line of the said 1 acre tract, at 240.75 feet the Southeast corner of same, a ½" pipe set for corner in the North boundary line of the aforesaid Block No. 1 of the JOHN S. REDDITT ADDITION;

THENCE S 70° 02' 13" W with the South boundary line of the said 1 acre tract and the North boundary line of the said Block No. 1 of the JOHN S. REDDITT ADDITION, at 178.68 feet the point and place of beginning and containing 1.507 acres of land, more or less.