

FILED
AT 4:18 O'CLOCK P.M.

JUL 11 2019

Notice of Substitute Trustee's Sale

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
BY *AM*

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: May 6, 2005	Original Mortgagor/Grantor: WILLIAM KEITH DOVER AND MELINDA KAY DOVER
Original Beneficiary / Mortgagee: COMMERCIAL BANK OF TEXAS, N.A.	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 2181 Page: 8 Instrument No: 00198490	Property County: ANGELINA
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$190,400.00, executed by MELINDA DOVER; WILLIAM DOVER and payable to the order of Lender.

Property Address/Mailing Address: 823 GRIMES CEMETERY ROAD, LUFKIN, TX 75901

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE JOHN F. RENFRO SURVEY, ABSTRACT NO. 1017 AND BEING ALL THAT CERTAIN CALLED 0.2900 ACRE TRACT (TRACT ONE) AND BEING ALL THAT CERTAIN CALLED 2.2343 ACRE TRACT (TRACT TWO) BOTH CONVEYED TO WILLIAM KEITH DOVER, ET UX IN THE DOCUMENT RECORDED IN VOLUME 2028 ON PAGE 54 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A ½" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 2.2343 ACRE TRACT AND THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 0.2900 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.986 ACRE TRACT (TRACT THREE) CONVEYED TO WILLIAM KEITH DOVER, ET UX IN THE AFORESAID REFERRED TO DOCUMENT, ON THE SOUTH MARGIN OF JOHNNY GRIMES ROAD;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 2.2343 ACRE TRACT AND THE SAID 0.986 ACRE TRACT, S 02° 24' 30" W, AT 283.89 FEET PASS ON LINE AT ½" IRON PIN SET FOR REFERENCE, AT 351.89 FEET PASS ON LINE A ½" IRON PIN SET FOR REFERENCE, AT 351.89 FEET A POINT IN THE APPROXIMATE CENTERLINE OF GRIMES CEMETERY ROAD FOR THE SOUTHEAST CORNER OF THE SAID 2.2343 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 0.986 ACRE TRACT AND AN ANGLE CORNER ON THE NORTHEAST BOUNDARY LINE OF A CALLED 24.560 ACRE TRACT CONVEYED TO LANNY PARISH IN THE DOCUMENT RECORDED IN VOLUME 485 ON PAGE 320 OF THE DEED RECORDS OF THE SAID COUNTY;

THENCE ALONG THE COMMON BOUNDARY LINES OF THE SAID 2.2343 ACRE TRACT AND THE SAID



24.560 ACRE TRACT AND ALONG THE SAID CENTERLINE OF THE SAID GRIMES CEMETERY ROAD THE FOLLOWING TWO (2) COURSES:

1. N 62° 37' 04" W AT 420.08 FEET A POINT FOR CORNER;
2. N 57° 01' 36" W AT 199.11 FEET A POINT FOR CORNER;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 2.2343 ACRE TRACT AND THE SAID 24.560 ACRE TRACT AND IN PART ALONG THE SOUTHWEST BOUNDARY LINE OF THE SAID 0.2900 ACRE TRACT AND ALONG THE SAID CENTERLINE OF THE SAID GRIMES CEMETERY ROAD, N 53° 50' 27" W AT 75/88 FEET TO A POINT FOR THE WEST CORNER OF THE SAID 0/2900 ACRE TRACT AND THE NORTH CORNER OF THE SAID 24.560 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 0.7235 ACRE TRACT (TRACT NO. ONE) CONVEYED TO LEROY SMITH IN THE DOCUMENT RECORDED IN VOLUME 340 ON PAGE 783 OF THE SAID DEED RECORDS, AT THE INTERSECTION OF THE SAID CENTERLINE OF THE SAID GRIMES CEMETERY ROAD AND THE APPROXIMATE CENTERLINE OF JOHNNY GRIME ROAD, FROM WHICH A ½" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.7235 ACRE TRACT BEARS S 01° 05' 50" E A DISTANCE OF 29.24 FEET;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.2900 ACRE TRACT AND ALONG THE SAID CENTERLINE OF THE SAID JOHNNY GRIMES ROAD, S 88° 55' 05" E AT 615.17 FEET A POINT FOR THE NORTHEAST CORNER OF THE SAID 0.2900 ACRE TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID 0.2900 ACRE TRACT AND ACROSS THE SAID JOHNNY GRIMES ROAD, S 01° 24' 30" W, AT 18.88 FEET PASS ON LINE A ½" IRON PIPE FOR REFERENCE, AT 19.12 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.525 ACRES OF LAND, MORE OR LESS, OF WHICH 0.702 ACRE LIES WITHIN THE RIGHT-OF-WAY OF THE SAID ROADS.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE EAST BOUNDARY LINE OF THE SAID 0.986 ACRE TRACT (S 04°N 07' 15" W).

Date of Sale: August 06, 2019	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Angelina County Courthouse Annex, 606 East Lufkin Avenue, Lufkin, TX 75901 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, whose address is 1 Mauchly Irvine, CA 92618 or Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

 7-11-19

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112