

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 056624-TX

Date: June 21, 2018

County where Real Property is Located: Angelina

ORIGINAL MORTGAGOR: JAMES H. MCCOY AND WIFE, LINDA G. MCCOY
ORIGINAL MORTGAGEE: FIRST CITY, TEXAS-LUFKIN, N.A.
CURRENT MORTGAGEE: MATRIX FINANCIAL SERVICES CORPORATION
MORTGAGE SERVICER: MATRIX FINANCIAL SERVICES CORPORATION

DEED OF TRUST DATED 4/26/1990, RECORDING INFORMATION: Recorded on 5/2/1990, as Instrument No. 12612, in Book 797, Page 274,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING LOT NO. TWO (2), BLOCK NO. ONE (1) OF THE RANDYBROOK ADDITION TO THE CITY OF LUFKIN, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID ADDITION OF RECORD IN CABINET A, SLIDE 161-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/7/2018**, the foreclosure sale will be conducted in **Angelina** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

MATRIX FINANCIAL SERVICES CORPORATION is acting as the Mortgage Servicer for MATRIX FINANCIAL SERVICES CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. MATRIX FINANCIAL SERVICES CORPORATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MATRIX FINANCIAL SERVICES CORPORATION
1 Corporate Drive Suite 360,
Lake Zurich IL 60047

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.



FILED
AT 1:55 O'CLOCK P.M.
JUN 27 2018
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas
[Signature]

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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.



By: _____ Substitute Trustee
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,
HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST.
PIERRE, RONNIE HUBBARD, KAREN LILLEY, PAUL A.
HOEFKER, ROBERT L. NEGRIN


sheryl LaMont 6-28-18

Return to:
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