

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 2nd day of September, 2025
Time: 1:00 PM or not later than three hours after that time
Place: AT Angelina County Courthouse Annex 606 East Lufkin Ave., Lufkin, TX in the hall outside of the Commissioners' Courtroom adjacent to the atrium; or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Angelina County, Texas.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 1, 2018
Grantor(s): Julius T. Johnson and Claudia O. Johnson, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Original Principal: \$225,735.00
Recording Information: Deed Inst.# 2018-00365588,
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$225,735.00 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: 7308 Fm 842, Lufkin, TX 75901
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 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:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

FILED
AT M O'CLOCK P M

JUL 14 2025

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

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

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

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/Coury Jacocks Coury Jacocks

Coury Jacocks - Bar #: 24014306
Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 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 Sheryl LaMont whose address is 1604 N 10th. St, Longview, TX 75601. I declare under penalty perjury that July 14, 2025 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 WILLIAM ARNOLD HEIRS SURVEY, ABSTRACT NO. 61 and being all that certain called 4 acre tract conveyed to Courtney Myers in Document No. 2006-00210827 of the Official Public 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 ½" iron pipe found for the Southwest corner of the aforesaid referred to 4 acre tract and the Southeast corner of a called 21.42 acre tract conveyed to Mark A. Moscinski, et ux in the document recorded in Volume 1735 on Page 1 of the Real Property Records of the said County;

THENCE, along the common boundary line of the said 4 acre tract and the said 21.42 acre tract, N 10° 34' 44" E at 1005.66 feet a 1/2" iron pin found in the South Right-Of-Way line of FM 842 for the Northwest corner of the said 4 acre tract and the Northeast corner of the said 21.42 acre tract;

THENCE, along the North boundary line of the said 4 acre tract and the said South ROW line of FM 842, S 87° 02' 58" E at 172.21 foot a 1/2" iron pipe found for the Northeast corner of the said 4 acre tract on the recognized West boundary line of a called 200 acre tract-TRACT 6 conveyed to Blue Sky Timber Properties LLC in the document recorded in Volume 1771 on Page 173 of the said Real Property Records;

THENCE, along the recognized administration boundary line of the said 4 acre tract and the said 200 acre tract, S 10° 30' 00" W at 1026.75 feet a ½" iron pin found for the Southeast corner of the said 4 acre tract;

THENCE, along the South boundary line of the said 4 acre tract, N 80° 00' 44" W at 172.11 feet the POINT AND PLACE OF BEGINNING and containing 3.999 acres of land, more or less.