

JUL 22 2021

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

Notice of [Substitute] Trustee 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: 09/07/2021

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Angelina County, Texas at the following location: **THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 272 EAST TEXAS ROAD, LUFKIN, TX 75901

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/19/2006 and recorded 10/25/2006 in Document 2006-00221013 , real property records of Angelina County, Texas, with **Phil B. Lewis and wife, Felicia Henderson Lewis** grantor(s) and WMC MORTGAGE CORP. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Phil B. Lewis and wife, Felicia Henderson Lewis**, securing the payment of the indebtedness in the original principal amount of **\$128,800.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2007-WMC1MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-WMC1** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the S ERIE SURVEY, ABSTRACT NO 12 and being all of that certain 3 219 acre tract described in a deed from Karl E. Lemke, et al to Clarence A Bartek, et ux dated May 11, 1977 and recorded in Volume 456 on Page 363 of the Deed Records of Angelina County, Texas, to which reference is 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 Northwest corner of the aforesaid referred to 3.219 acre tract and the Northeast corner of that certain 4.353 acre tract described in a deed from the Secretary of Veterans Affairs, an Officer of the United States of America to Ismael Escalera, et al dated July 26, 2004 and recorded in Volume 2029 on Page 181 of the Deed Records of Angelina County, Texas, a ½" pipe rod found for corner in the South margin of East Texas Road (County Road No. 162), said pipe being approximately 22 feet from the existing centerline, said pipe witnessed by a fence corner bearing N 28° E 3.8 feet and a 1/2"rod found for the Northwest corner of the said 4.353 acre tract bearing N 69° 55' 06" W 519.63 feet.THENCE S 69° 52' 01" E (called S 69° 55' 06" E) with the North boundary line of the said 3.219 acre tract and the South margin of the said East Texas Road (County Road No. 162), at 375.00 feet (called 375 00 feet) the Northeast corner of the said 3.219 acre tract and the Northwest corner of that certain 1 631 acre tract described as First Tract of Tract No. Three in a deed from O. W. Williams, et al, Independent Co-Executors of the Estate of Violet Sue Williams, Deceased, to O. W. Williams, et al, Independent Co-Trustees of the Violet Sue Williams Family Trust dated August 31, 2005 and recorded in Document No. 203299 of the Deed Records of Angelina County, Texas, a point for corner in a 14" Post Oak, said point being approximately 21 feet from the existing centerline, said point witnessed by a fence corner bearing S 28° E 1.2 feet, a 1/2" rod (bent) bearing N 61° 48' 36" E 1.69 feet, and a 1/2" rod found for the Northeast corner of the said 1 631 acre tract bearing S 69° 52' 01" E 190.21 feet,THENCE S 20° 04' 52" W (called S 20° 04' 54" W) with the East boundary line of the said 3 219 acre tract and the West boundary line of the said 1 631 acre tract, at 374.01 feet (called 373 96 feet the Southeast corner of the said 3.219 acre tract and the Southwest corner of the said 1 631 acre tract, a 1/2" rod found for corner, in the North boundary line of that certain 27.72 acre tract described as Second Tract of Tract No. One in a deed from O. W. Williams, et al, Independent Co-Executors of the Estate of Violet Sue Williams, Deceased, to O. W. Williams, et al, Independent Co-Trustees of the Violet Sue Williams Family Trust dated August 31, 2005 and recorded in Document No. 203299 of the Deed Records of Angelina County, Texas, said rod witnessed by a fence corner bearing N 57° W 2 7 feet and a fence corner bearing N 20° E 14 0 feet, THENCE N 69° 49' 36" W (called N 69° 55' 06" W) with the South boundary line of the said 3 219 acre tract, the North boundary line of the said 27.72 acre tract, and the North boundary line of that certain 2.51 acre tract described in a deed from Richard L. Jones, et al to Kirk Eric Looney, Sr dated April 6, 1999 and recorded in Volume 1202 on Page 33 of the Deed Records of Angelina County, Texas, at 208.38 feet pass on line a 1/2" rod (at a fence corner) found for a Northwest corner of the said 27.72 acre tract and the Northeast corner the said 2.51 acre tract, at 375 00 feet (called 375 00 feet) the Southwest corner of the said 3 219 acre tract and the Southeast corner of the aforesaid 4 353 acre tract, a 1/2" rod found for corner (at a fence corner) witnessed by a ½" pipe fond for the Northwest corner of the said 2.51 acre tract bearing S 69° 54' 01" W 141.87 feet,THENCE N 20° 04' 54" E (called N 20° 04' 54" E) with the West boundary line of the said 3 219 acre tract and the East boundary line of the said 4.353 acre tract, at 373.75 feet (called 373.96 feet) the point and place of beginning and containing 3.22 acres of land, more less.

8. **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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

TS No.: 2021-00190-IX
20-000560-673

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054
Phone: 877-744-2506**

Notice of [Substitute] Trustee Sale

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

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.

Date: July 21, 2021



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR
THAT PURPOSE.**

I am Robert La Mont

Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on July 22, 2021 I filed 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 Court.



Robert La Mont