

707 Arrington Road, Diboll, TX 75941

AT 3:00 O'CLOCK PM
SEP 05 2019
AMY FROST
County Clerk, County Court at Law
Angelina County, Texas
By [Signature]

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.

1. Date, Time, and Place of Sale.

- Date: 10/01/2019
- Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Angelina County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 31, 2017 and recorded in the real property records of Angelina County, TX and is recorded under Clerk's Instrument No. 2017-00358484 with JUSTIN YOUNGBLOOD and ALARYCA YOUNGBLOOD (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUSTIN YOUNGBLOOD and ALARYCA YOUNGBLOOD, securing the payment of the indebtedness in the original amount of \$206,097.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Citizens Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE JR. CHEVANO SURVEY, ABSTRACT NO. 10 AND BEING ALL OF THAT CERTAIN 0.241 ACRE TRACT (EXHIBIT B) AND A PART OR PORTION OF THAT CERTAIN 1.265 ACRE TRACT (EXHIBIT A) DESCRIBED IN A DEED FROM DAVID TOWNSEND TO JAMES GARD DATED OCTOBER 6, 1997 AND RECORDED IN VOLUME 1133 ON PAGE 91 OF THE REAL PROPERTY 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 S 09° 11' 06" E 168.22 FEET FROM A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO 1.265 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER IN THE WEST BOUNDARY LINE OF THE SAID 1.265 ACRE TRACT:

THENCE EAST, AT 164.41 FEET INTERSECT THE EAST BOUNDARY LINE OF THE SAID 1.265 ACRE TRACT AND THE WEST BOUNDARY LINE OF THAT CERTAIN 0.401 ACRE TRACT DESCRIBED IN A DEED FROM DAVID TOWNSEND TO THE COUNTY OF ANGELINA DATED DECEMBER 13, 1989 AND RECORDED IN VOLUME 784 ON PAGE 285 OF THE REAL PROPERTY RECORDS OF ANGELINA



4703929



COUNTY, TEXAS, A 1/2" PIPE FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF ARRINGTON ROAD (60 FEET WIDE RIGHT-OF-WAY):

THENCE TWO CALLS WITH THE EAST BOUNDARY LINE OF THE SAID 1.265 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF THE SAID ARRINGTON ROAD AS FOLLOW:

(1) SOUTHWESTERLY WITH A $18^{\circ} 06' 29''$ CURVE TO THE LEFT (CENTRAL ANGLE = $25^{\circ} 02' 22''$ RADIUS = 316.41 FEET WITH LONG CHORD BEARING AND DISTANCE = S $14^{\circ} 21' 55''$ W 137.18 FEET) AT 138.28 FEET A 1/2" ROD FOUND FOR CORNER;

(2) S $01^{\circ} 51' 53''$ W (CALLED S $01^{\circ} 51' 53''$ W) WITH THE EAST BOUNDARY LINE OF THE AFORESAID REFERRED TO 0.241 ACRE TRACT, AT 17.27 FEET PAST ON LINE A 1/2" ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 1.265 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 0.241 ACRE TRACT, AT 72.34 FEET THE SOUTHEAST CORNER OF THE SAID 0.241 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 20 FEET WIDE STRIP OF LAND DESCRIBED IN A GRANT OF RIGHT-OF-WAY DEED FROM DARRELL G. ROBERTS, ET AL TO ANGELINA COUNTY, TEXAS DATED JULY 3, 1989 AND RECORDED IN VOLUME 767 OF PAGE 355 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE FOUND FOR CORNER:

THENCE TWO CALLS WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.241 ACRE TRACT AND THE NORTH SIDE OF THE SAID 20 FEET WIDE STRIP AS FOLLOWS:

(1) S $85^{\circ} 08' 38''$ W 130.77 FEET (CALLED S $85^{\circ} 08' 38''$ W 130.77 FEET), A 1/2" PIPE FOUND FOR CORNER;

(2) N $84^{\circ} 59' 39''$ W (CALLED S $84^{\circ} 59' 39''$ W), AT 32.36 FEET (32.26 FEET) THE SOUTHWEST CORNER OF THE SAID 0.241 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER:

THENCE N $09^{\circ} 11' 06''$ E (CALLED N $09^{\circ} 11' 06''$ W) WITH THE WEST BOUNDARY LINE OF THE SAID 0.241 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE AFORESAID 1.265 ACRE TRACT, AT 60.76 FEET PASS ON LINE A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.241 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 1.265 ACRE TRACT, AT 216.21 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.750 ACRE OF LAND, MORE OR LESS.

6. **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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Citizens Bank, N.A.
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618


7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Karen Lilley whose address is 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR 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, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

08/29/2019
Executed on _____


James E. Albertelli, P.A.
Cory Jacocks
Megan Clontz
Tim Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

05 September, 2019
Executed on _____


SUBSTITUTE TRUSTEE
Agency Sales & Posting
~~Sheryl LaMont~~, Robert LaMont, Harriett Fletcher,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Karen Lilley whose address is 1320 Greenway Drive,
Suite 300 Irving, TX 75038 OR 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

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County courthouse this notice of sale.

Declarants Name: _____
Date: _____