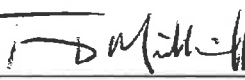



NOTICE OF FORECLOSURE SALE

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. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/21/2007 and recorded in Document 2007-00238698 real property records of Angelina County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/02/2018
Time: 01:00 PM
Place: Angelina County Courthouse, 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
or as designated by the County Commissioners Court.
- 4. 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.
- 5. Obligations Secured.** The Deed of Trust executed by JIM LIGON, provides that it secures the payment of the indebtedness in the original principal amount of \$184,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE, LLC d/b/a CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE, LLC d/b/a CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** NATIONSTAR MORTGAGE, LLC d/b/a CHAMPION MORTGAGE COMPANY obtained a Order from the COUNTY COURT AT LAW NO. 1 FOR ANGELINA COUNTY, TEXAS District Court of Angelina County on 06/26/2018 under Cause No. 131-16-PR. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 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, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, 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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
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Dallas, TX 75254


SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ 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.

Exhibit A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the Antonio Chevano Survey, Abstract No. 9 and being a part or portion of that certain called 9.262 acre tract conveyed to Jim Ligon, et ux in the document recorded in Volume 429 on Page 119 of the Deed 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 1/2" iron pipe found for the Northeast corner of the aforesaid referred to 9.262 acre tract and the Northwest corner of a called 0.487 acre tract conveyed to Marvin Butler, et ux in the document recorded in Volume 485 on Page 532 of the said Deed Records on the South margin of Persimmon Street;

THENCE along the East boundary line of the said 9.262 acre tract and the West boundary line of said 0.487 acre tract, S 14° 43' 03" E, at 202.56 feet pass on line a 1/2" iron pin found for the Southwest corner of the said 0.487 acre tract, at 220.78 feet a 1/2" iron pin set for corner;

THENCE across the said 9.262 acre tract, S 70° 13' 53" W at 237.98 feet a 1/2" iron pin set for corner on the East margin of Robert Nash Street;

THENCE continuing across the said 9.262 acre tract and along the said east margin, N 19° 12' 58" W at 152.67 feet a 1/2" iron pin set for corner;

THENCE continuing across the said 9.262 acre tract the following two (2) courses:

- 1) N 70° 34' 42" E at 192.92 feet a 1/2" iron pin set for corner;
- 2) N 19° 12' 58" W at 68.81 feet a 1/2" iron pin set for corner on the North boundary line of the said 9.262 acre tract and the said South margin;

THENCE along the North boundary line of the said 9.262 acre tract and the said South margin, N 70° 34' 42" E at 62.37 feet the POINT AND PLACE OF BEGINNING and containing 0.945 acre of land, more or less.

The bearings for this tract are based on the East boundary line of the said 9.262 acre tract.