

FILED
AT 3:29 PM
O'CLOCK

SEP 06 2018

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

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 11/23/2004 and recorded in Book RP 2098 Page 299 Document 00192586 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 MILTON RAY COLEMAN, JR. AND CAMILLIA A. COLEMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$65,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R11 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R11 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. **Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R11 obtained a Order from the 217th District Court of Angelina County on 08/19/2018 under Cause No. CV-00408-18-06 . 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
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Parkway Office Center, Suite 900
14160 North Dallas Parkway
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"

All that certain tract or parcel of land lying and situated in Angelina County, Texas within the MARTIN JONES SURVEY, A-376 and being a part or portion of that certain 32.933 acre tract described as SECOND TRACT in a deed from Elk River Mineral Corporation to Sabine Investment Company of Texas, dated January 16, 1990 and recorded in Volume 787, Page 462 of the Real Property Records of Angelina County, Texas, said part or portion being more particularly described by metes and bounds, to wit:

BEGINNING South 0 degrees 00' 10" E, 504.00 feet from the northeast corner of the above referenced 32.933 acre tract, a 1/2" iron rod set for corner on the east line of same;

THENCE S 0 degrees 00' 10" East with the east line of said 32.933 acre tract at 157.28 feet a 1/2" iron rod for corner from which the southeast corner of said 32.533 acre tract bears South 0 degrees 00 minutes 10 seconds East, 325.11 feet;

THENCE S 77 degrees 32' 57" W, a distance of 1133.81 feet to a 1/2" iron rod for corner on the east right-of-way line of Angelina County Road No. 291A (that portion of said 32.933 acres lying inside the right-of-way having been heretofore dedicated to Angelina County);

THENCE N 0 degrees 28' 57" W with the east line of said road at 157.00 feet a 1/2" iron rod set for corner;

THENCE N 77 degrees 32' 57" East a distance of 1135.16 feet to the POINT OF BEGINNING and containing 4.000 acres of land.

The Company is prohibited from insuring the area or quantity of land described herein. Therefore the company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

STATE OF TEXAS
COUNTY OF ANGELINA
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the public records of Angelina County
as stamped herein by me.

Dec 13, 2004

Jo Ann Dossain, County Clerk
Angelina County

Filed for Record in:
Angelina County
On Dec 13, 2004 at 12:27P
As a
RECORDING
Document Number: 00192586
Amount: 50.00
Receipt Number - 74533
By:
Maria Sultis