

SEP 10 2020

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

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 OR 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: BEING ALL THAT CARTEL.; TRACT OR PARCEL OF LAND LYING AND SITUATED IN **ANGELINA COUNTY, TEXAS** OUT OF THE ANTONIO ROPES SURVEY, ABSTRACT NO. 13 AND BEING ALL THAT CERTAIN 1.3 ACRE TRACT DESCRIBED IN A DEED FROM R. C. KELLEY AT UX TO M. D. KELLEY AT UX, DATED JULY 21, 1962 AND RECORDED IN VOLUME 269, ON PAGE 245 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN 0.074 ACRE TRACT DESCRIBED IN A DEED FROM STEPHEN L. KELLY TO M. D. KELLY, DATED JULY 15, 1980 AND RECORDED IN VOLUME 506, ON PAGE 510 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF THAT CERTAIN 21.994 ACRE TRACT DESCRIBED IN A DEED FROM R. C. KELLEY ET UX TO MICHAEL D. KELLEY, DATED JANUARY 26, 1978 AND RECORDED IN VOLUME 471, ON PAGE 405 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 1.3 ACRE TRACT, A 1 INCH IRON PIPE FOUND FOR CORNER ON THE NORTH BOUNDARY LINE OF THE AFORESAID REFERRED TO 21,994 ACRE TRACT;

THENCE SOUTH 0 DEGREES 14 MINUTES 58 SECONDS EAST, WITH THE EAST BOUNDARY LINE OF THE SAID 1.3 ACRE TRACT, AT 99.62 FEET PASS ON LINE THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 0.074 ACRE TRACT, AT 159.19 FEET THE EAST CORNER OF THE SAID 1.3 ACRE TRACT AND THE SAID 0.074 ACRE TRACT, A 1 INCH IRON PIPE FOUND FOR CORNER;

THENCE SOUTH 51 DEGREES 15 MINUTES 14 SECONDS WEST, WITH THE SOUTHEAST BOUNDARY LINES OF THE SAID 1.3 ACRE TRACT AND THE SAID 0.074 ACRE TRACT, AT 208.87 FEET THE SOUTH CORNERS OF SAME, A 1 INCH IRON PIPE FOUND FOR CORNER;

THENCE NORTH 37 DEGREES 34 MINUTES 19 SECONDS WEST, WITH THE SOUTHWEST BOUNDARY LINES OF THE SAID 1.3 ACRE TRACT AND THE SAID 0.074 ACRE TRACT, AT 21.70 FEET PASS ON LINE THE WEST CORNER OF THE SAID 0.074 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 0.046 ACRE TRACT DESCRIBED IN A DEED FROM M. D. KELLEY TO STEPHEN L. KELLEY, DATED JULY 2, 1980 AND RECORDED IN VOLUME 505, ON PAGE 877 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT 190.03 FEET THE NORTH CORNER OF THE SAID 0.046 ACRE TRACT, A 1/2 INCH IRON PIPE FOUND FOR CORNER ON THE SOUTH BOUNDARY LINE OF THE SAID 1.3 ACRE TRACT;

THENCE NORTH 75 DEGREES 20 MINUTES 11 SECONDS WEST, WITH THE NORTHEAST BOUNDARY LINE OF THE SAID 0.046 ACRE TRACT, AT 135.24 FEET THE WEST CORNER OF SAME, BEING THE WEST CORNER OF THE SAID 21.994 ACRE TRACT, A 1/2 INCH IRON PIPE FOUND FOR CORNER IN AN OILED COUNTY ROAD;

THENCE TWO (2) LINES WITH THE NORTHWEST BOUNDARY LINE OF THE SAID 21.994 ACRE TRACT AND THE SAID ROAD AS FOLLOWS:

- (1) NORTH 51 DEGREES 21 MINUTES 46 SECONDS EAST, AT 19.18 FEET, A POINT FOR CORNER;
- (2) NORTH 62 DEGREES 21 MINUTES 26 SECONDS EAST, AT 211.89 FEET THE NORTHWEST CORNER OF THE SAID 21.994 ACRE TRACT, A 1/2 INCH IRON PIPE FOUND FOR CORNER;

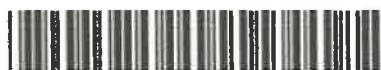
THENCE TWO (2) LINES WITH THE NORTH BOUNDARY LINE OF THE SAID 21.994 ACRE TRACT AS FOLLOWS:

- (1) NORTH 88 DEGREES 35 MINUTES 37 SECONDS EAST, AT 93.09 FEET THE NORTH CORNER OF THE SAID 1.3 ACRE TRACT, A 1/2 INCH IRON PIPE FOR CORNER;
- (2) SOUTH 86 DEGREES 34 MINUTES 28 SECONDS EAST, AT 114.25 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.578 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/14/2014 and recorded in Document 2014-00316363 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: 10/06/2020
Time: 01:00 PM



4726516



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 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 ANNA JANE FAULK, provides that it secures the payment of the indebtedness in the original principal amount of \$96,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. 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 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.


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.

THIS FORECLOSURE SALE IS BEING CONDUCTED UNDER THE EXCEPTION REFERENCED IN GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ 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 _____ 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.


Sheryl LaMont 9-10-2020
Posting Trustee