

FILED  
AT 3:51 O'CLOCK P.M.

SEP 16 2021

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ANGELINA County**

**Deed of Trust Dated:** October 14, 2015

**Amount:** \$125,000.00

**Grantor(s):** BRIAN DAVIS and MALAYA F. DAVIS

**Original Mortgagee:** HIGHLANDS RESIDENTIAL MORTGAGE, LTD., A LIMITED LIABILITY PARTNERSHIP

**Current Mortgagee:** CITIMORTGAGE, INC.

**Mortgagee Servicer and Address:** c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2015-00333195

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** November 2, 2021 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

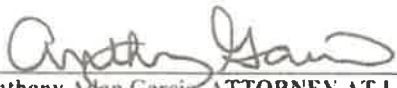
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, RONNIE HUBBARD, ALLAN JOHNSTON OR REID RUPLE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



**Anthony Adam Garcia, ATTORNEY AT LAW**

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2020-000926



c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

Posted by Sheryl LaMont on September 16, 2021.

Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ANTONIO SOLIS SURVEY, ABSTRACT NO. 43 and being all of that certain 2.36 acre tract described in a deed from Huntington State Bank to Janelle Wheeler, et vir dated May 30, 2012 and recorded in Document No. 2012-00293083 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 Southeast corner of the aforesaid referred to 2.36 acre tract, the Southeast corner of that certain 1.801 acre tract (Lot No. 6) described in a deed from Bobby R. Frankens, et ux to Kelly Havard, et ux dated October 3, 2008 and recorded in Document No. 2008-00248937 of the Deed Records of Angelina County, Texas, a corner of that certain 5.550 acre tract described in a deed from Brandall Porter, et al to Collette Murray, et al dated June 2, 2008 and recorded in Document No. 2008-00244547 of the Deed Records of Angelina County, Texas, and the Southwest corner of that certain 44.043 acre tract (57 acres save and except 8.51 acres and save and except 4.447 acres) described in a deed from Kasie Conner Matthews, et al to Belvia H. Conner dated January 30, 2015 and recorded in Document No. 2015-00325579 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner witnessed by a fence corner bearing N 41° W 1.9 feet, a fence corner bearing N 15° E 1.7 feet, a fence corner bearing N 78° W 1.6 feet, and a 1/2" pipe found for the Northeast corner of the said 5.550 acre tract bearing N 72° 47' 29" E 132.99 feet;

THENCE N 75° 22' 00" W with the South boundary line of the said 2.36 acre tract and the North boundary line of the said 1.801 acre tract, at 405.52 feet the Southwest corner of the said 2.36 acre tract and a corner of the said 1.801 acre tract, a 1" pipe (bent) found for corner witnessed by a 1/2" rod found for the Northwest corner of the said 1.801 acre tract bearing N 73° 31' 51" W 165.38 feet;

THENCE N 24° 51' 38" E with the West boundary line of the said 2.36 acre tract and the East margin of Tidwell Road (land to the West is the residue of that certain 92.350 acre tract described in a deed from William Leon Tidwell to Andrew Lane Bass dated June 10, 2013 and recorded in Document No. 2013-00306116 of the Deed Records of Angelina County, Texas (see 102 page 254 for actual description)), at 58.5 feet the existing centerline of the said Tidwell Road is 15.5 feet left, at 470.5 feet the existing centerline of the said Tidwell Road is 7.00 feet left, at 514.67 feet the Northeast (or North) corner of the said 2.36 acre tract, a 1/2" pipe found for corner approximately 24.0 feet East of the existing centerline of Tidwell Road, said pipe being in the West boundary line of the aforesaid 44.043 acre tract, said pipe witnessed by an end of fence bearing S 23° E 16.8 feet, said pipe witnessed by a badly bent, disturbed, and dislocated 1" pipe bearing N 44° 40' 11" W 1.07 feet;

THENCE S 17° 10' 29" E with the East boundary line of the said 2.36 acre tract and the West boundary line of the said 44.043 acre tract, at 596.00 feet the point and place of beginning and containing 2.36 acres of land, more or less.