

**Notice of Foreclosure Sale**

September 15, 2020

**FILED**  
AT 11:50 O'CLOCK P.M.

**OCT 13 2020**

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

Deed of Trust ("Deed of Trust"):

Dated: April 2, 2012

Grantor: Allona S. Sloan

Trustee: Michael Gary Orlando

Lender: Vanderbilt Mortgage and Finance, Inc.

Recorded in: Instrument No. 2012-00291274 of the real property records of Angelina County, Texas

Legal Description: See Exhibit A

In addition to Serial No. CLW033449TX

Secures: Promissory Note ("Note") in the original principal amount of \$39,038.31, executed by Allona S. Sloan ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Sheryl LaMont, Robert LaMont, Hariett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, November 3, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: Angelina County Courthouse Annex, 606 E Lufkin Ave, Lufkin, TX in the hall outside of the Commissioner's Courtroom adjacent to the atrium; or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections; or if the preceding area is no longer the designated area, at the area most recently designated by the County



Commissioner's Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vanderbilt Mortgage and Finance, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**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.**

*/s/ Craig C. Lesok*

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Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446

*Sheryl LaMont 10-15-2020*

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## EXHIBIT A

### PROPERTY DESCRIPTION 1.500 ACRES OF LAND, MORE OR LESS

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. MAGANO SURVEY, ABSTRACT NO. 25 and being a part or portion of that certain called 13.37 acre tract conveyed to Cathy A. Seago in the document recorded in Volume 1052 on Page 175 of the Real Property 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:

COMMENCING at a 1/4" iron pin found for the Northwest corner of the aforesaid referred to 13.37 acre tract on the East boundary line of a called 4.294 acre tract conveyed to Ronald Michael Davis, et ux in the document recorded in Volume 564 on Page 451 of the Deed Records of the said County;

THENCE, along the West boundary line of the said 13.37 acre tract and along the East boundary line of the said 4.294 acre tract and a called 3.522 acre tract conveyed to George Woods, et ux in the document recorded in Volume 1073 on Page 452 of the said Real Property Records, S 00° 43' 00" W, at 153.44 feet pass on line a 1/4" iron pin found for reference, at 309.72 feet pass on line a 1/4" iron pin found for the Southeast corner of the said 4.294 acre tract and the Northeast corner of the said 3.522 acre tract, at 417.84 feet a 1/4" iron pin set for corner;

THENCE, across the said 13.37 acre tract the following two (2) courses:

- 1) N 89° 11' 01" E at 403.80 feet a 1/4" iron pin set for corner;
- 2) S 00° 43' 00" W at 161.87 feet a 1/4" iron pin set for corner on the common boundary line of the said 13.37 acre tract and a called 10.390 acre tract conveyed to Jerry W. Wilson, et ux in the document recorded in Volume 922 on Page 801 of the said Real Property Records;

THENCE, along the common boundary line of the said 13.37 acre tract and the said 10.390 acre tract, S 89° 11' 01" W at 403.80 feet the Southwest corner of the said 13.37 acre tract and the Northwest corner of the said 10.390 acre tract, on the East boundary line of the said 3.522 acre tract, from which a 1/4" iron pins found for reference bears N 75° 50' 02" W 1.73 feet;

THENCE, along the common boundary line of the said 13.37 acre tract and the said 3.522 acre tract, N 00° 43' 00" E at 161.87 feet the POINT AND PLACE OF BEGINNING and containing 1.500 acres of land, more or less.

Together with a 20' wide Right-Of-Way Easement (called 0.125 acre tract) referenced and described in Volume 514 on Page 529 and described in Volume 609 on Page 75 both of the said Real Property Records.

EXHIBIT A (cont'd)

Together with a called 0.312 acre tract referenced in Volume 614 on Page 529 and called a Right-Of-Way Easement and described in Volume 609 on Page 71 and called an Easement For Utilities & Road, both of the said Real Property Records.

The bearings for this tract are based on the West boundary line of the said 13.37 acre tract (N 00° 43' 00" E).