

24-204512

Notice of Substitute Trustee's SaleFILED
AT 10:09 O'CLOCK AM

SEP 18 2025

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 4, 2014	Original Mortgagor/Grantor: JAMES ROY ELZIE AND GERALDINE LANDRY ELZIE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CARRINGTON MORTGAGE SERVICES LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2014-00323109	Property County: ANGELINA
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 3900 Capital City Blvd Lansing, MI 48906

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$131,250.00, executed by GERALDINE LANDRY ELZIE; JAMES ROY ELZIE and payable to the order of Lender.

Property Address/Mailing Address: 1509 LILAC AVENUE, LUFKIN, TX 75901

Legal Description of Property to be Sold: PROPERTY DESCRIPTION 1.999 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. L. QUINALTY SURVEY, ABSTRACT NO. 40 AND BEING ALL THAT CERTAIN CALLED 1.998 ACRE TRACT CONVEYED TO JAMES ROY ELIZE, ET UX IN DOCUMENT # 2012-00293939 OF THE OFFICIAL PUBLIC RECORDS AND BEING A PART OR PORTION OF BLOCK NO. 40 OF THE AMENDED PLAT OF LUFKIN LAND & LUMBER COMPANY'S SECOND SUBDIVISION AS RECORDED IN CABINET B ON PAGE 8-B OF THE MAP OR PLAT RECORDS, ALL OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 1.998 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 8 OF SPRINGWOOD SUBDIVISION AS RECORDED IN CABINET A ON SLIDE 177-A OF THE SAID MAP OR PLAT RECORDS;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID 1.998 ACRE TRACT, S 19° 44' 59" E AT 476.06 FEET A 4" IRON PIN FOUND, ON THE NORTH MARGIN OF LILAC STREET, FOR THE SOUTHEAST CORNER OF THE SAID 1.998 ACRE TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.998 ACRE TRACT AND ALONG THE NORTH MARGIN OF THE SAID LILAC STREET, S 71° 12' 04" W AT 188.63 FEET A 1/2" IRON PIN FOUND



FOR THE SOUTHWEST CORNER OF THE SAID 1.998 ACRE TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE SAID 1.998 ACRE TRACT, N 18° 32' 08" W AT 472.40 FEET A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF THE ON SAID 1.998 ACRE TRACT, ON THE SOUTH BOUNDARY LINE OF THE SAID LOT 8, FROM FOR WHICH A IRON PIN FOUND THE SOUTHWEST CORNER OF THE SAID LOT 8 BEARS S 70° 02' 52" W 13.45 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1.998 ACRE TRACT AND THE SAID LOT 8, N 70° 02' 52" E AT 178.59 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.999 ACRES OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE EAST BOUNDARY LINE OF THE SAID 1.998 ACRE TRACT (S 19° 44' 59" E).

Date of Sale: November 4, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LIFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

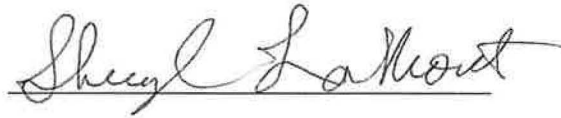
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CARRINGTON MORTGAGE SERVICES LLC*, the owner and holder of the Note, has requested TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *CARRINGTON MORTGAGE SERVICES LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in cursive script, reading "Sheryl LaMont", written over a horizontal line.

SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112