

FILED
AT 2:46 O'CLOCK P M

OCT 14 2021

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

By cc

C&M No. 44-19-0817/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 24, 2004 and recorded under Clerk's File No. 00181525, in the real property records of ANGELINA County Texas, with J.T. Plagg and wife, Mary L. Plaag as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Home Funds Direct, a division of Accredited Home Lenders Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by J.T. Plagg and wife, Mary L. Plaag securing payment of the indebtedness in the original principal amount of \$58,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by J.T. Plagg and Mary L. Plaag. LPP Mortgage, Inc. F/K/A LPP Mortgage LTD is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Dovenmuehle Mortgage Inc. is acting as the Mortgage Servicer for the Mortgagee. Dovenmuehle Mortgage Inc., is representing the Mortgagee, whose address is: 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 3.559 ACRES, MORE OR LESS, OUT OF THE JOHN EVANS SURVEY, ABSTRACT NO. 221, IN ANGELINA COUNTY, TEXAS, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT

ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE JOHN EVANS SURVEY, ABSTRACT NO. 221, AND ALSO BEING A PART OR PORTION OF THAT CERTAIN 75 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM J.L. WILKERSON ET UX, TO O.P. REYNOLDS, DATED JULY 3, 1962, AND RECORDED IN VOLUME 260, PAGE 529, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING N 87 DEGREES 25' 30" E, 518.64 FEET FROM THE RECOGNIZED NORTHWEST CORNER OF THE AFORESAID REFERRED TO 75 ACRE TRACT, AT A 1/2" IRON PIN SET FOR CORNER IN THE RECOGNIZED NORTH BOUNDARY LINE OF SAME;

THENCE N 87 DEGREES 25' 30" E WITH THE RECOGNIZED NORTH BOUNDARY LINE OF THE SAID 75 ACRE TRACT, AT 143.45 FEET AN 1/2" IRON PIN SET FOR AN INTERIOR CORNER OF SAME;

THENCE NORTH WITH THE MOST NORTHERN WEST BOUNDARY LINE OF THE SAID 75 ACRE TRACT, AT 19.14 FEET THE MOST NORTHERN NORTHWEST CORNER OF SAME, AND THE SOUTHWEST CORNER OF A TRACT OWNED BY SOUTHLAND PAPER MILLS, A 1/2" IRON PIN SET FOR CORNER;

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Service Link

THENCE N 89 DEGREES 23' 36" E WITH THE RECOGNIZED NORTH BOUNDARY LINE OF THE SAID 75 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID SOUTHLAND PAPER MILLS TRACT, AT 242.84 FEET A 1/2" PIPE SET FOR CORNER IN THE EAST BANK OF A CREEK;

THENCE S 3 DEGREES 06' 04" E, AT 358.28 FEET PASS ON LINE A 1/2" IRON PIPE FOR REFERENCE CORNER AT 373.28 FEET A 1/2" IRON PIN IN A GRADE ROAD WITNESSED BY A 12" WALNUT BRS N 40 DEGREES E 17.70 FEET AND A 10" HACKBERRY BRS N 45 DEGREES E 34.40 FEET;

THENCE THREE (3) LINES WITH SAID GRADED ROAD AS FOLLOWS:

(1) S 77 DEGREES 15' 36" W, AT 172.29 FEET A 1/2" IRON PIN FOR CORNER WITNESSED BY A 10" PIN OAK BRS. N 62 DEGREES E 46.4 FEET AND N 8" PINE BRS. S 35 DEGREES E 18.10 FEET;

(2) S 89 DEGREES 13' 56" W, AT 198.50 FEET A 1/2" IRON PIN FOR CORNER WITNESSED BY A 12" PIN OAK BRS. S 20 DEGREES E 23.20 FEET AND A 30" PIN OAK BRS. N 25 DEGREES E 33.49 FEET

(3) N 69 DEGREES 24' 44" W, AT 36.28 FEET A 1/2" IRON PIN FOR CORNER WITNESSED BY A 14" PIN OAK BRS. N 5 DEGREES W 16.4 FEET AND A 16" PIN OAK BRS. S 75 DEGREES W 35.20 FEET;

THENCE N 0 DEGREES 52' 55" W, AT 372.52 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 3.559 ACRES OF LAND, MORE OR LESS.

SALE INFORMATION

Date of Sale: 12/07/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: ANGELINA County Courthouse, Texas at the following location: Angelina County Courthouse Annex 606 East Lufkin Ave., Lufkin, TX in the hall outside of the Commissioners' 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

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 10/13/2021.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Sheryl LaMont
Printed Name: Sheryl La Mont

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