

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/8/2014

**Grantor(s)/Mortgagor(s):**  
LARRY MARLIN RYE, UNMARRIED

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Reverse Mortgage Funding LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2014-00316292

**Property County:**  
ANGELINA

FILED  
308 O'CLOCK P M  
JAN 26 2023  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By: tw

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING LOT NO. ONE (1) OF KENTWOOD SUBDIVISION, SECOND SECTION, ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID SUBDIVISION, WHICH IS OF RECORD IN VOLUME 5, PAGE 15, AND IN CABINET A, SLIDE 104-B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES. BEING THE SAME PROPERTY CONVEYED TO LARRY MARLIN RYE BY DEED FROM MARILYN ELAINE RYE RECORDED 02/11/2014 IN CFN 2014-314072, IN THE REGISTER'S OFFICE OF ANGELINA COUNTY, TEXAS.

**Date of Sale:** 3/7/2023

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE, LUFKIN, TX, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

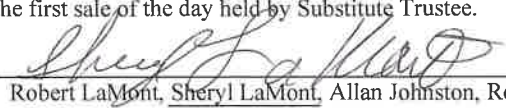
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

Posted January 26, 2023

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**MH File Number:** TX-17-34375-RM  
**Loan Type:** FHA

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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 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.

**DEED OF TRUST INFORMATION:**

**Date:** 08/19/2016  
**Grantor(s):** DOUGLAS ALBER WILKIE AND WIFE, TERRI LYNN WILKIE  
**Original Mortgagee:** COMMERCIAL BANK OF TEXAS, N.A.  
**Original Principal:** \$108,007.00  
**Recording Information:** Instrument 2016-00343183  
**Property County:** Angelina  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1139 POPHER CREEK RD, ZAVALLA, TX 75980

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 4801 Frederica Street, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of March, 2023  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside 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. in Angelina County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Angelina County Commissioner's Court, at the area most recently designated by the Angelina County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED  
AT 3:05 O'CLOCK P M  
JAN 26 2023  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By fw

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Sheryl La Mont whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on January 26, 2023 I filed and / or recorded 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.

By:   
Sheryl La Mont

**Exhibit "A"**

BEING 0.367 ACRES OF LAND OUT OF ABSTRACT 152, THE MATHEW COLWELL SURVEY, ANGELINA COUNTY, TEXAS, AND BEING ALL OF THAT 0.37 ACRE TRACT DESCRIBED IN A "WARRANTY DEED" FROM TROY OVERSTREET TO ALLAN R. GARRETT DATED JULY 14, 1995 AND RECORDED IN VOLUME 1019, PAGE 86 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, SAID 0.367 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE ABOVE DESCRIBED 0.37 ACRE TRACT IN THE SOUTHWEST EDGE OF A STREET AND THE SOUTHEAST EDGE OF ANOTHER STREET, AN IRON PIPE FOUND FOR CORNER;

THENCE SOUTH 44 DEGREES 13' 30" EAST, WITH THE SOUTHWEST EDGE OF THE FIRST MENTIONED STREET, 109.86 FEET TO THE MOST EASTERLY CORNER OF THE SAID 0.37 ACRE TRACT, AN IRON PIPE FOUND FOR CORNER;

THENCE SOUTH 45 DEGREES 46' 01" WEST, 144.92 FEET TO THE MOST SOUTHERLY CORNER OF THE SAID 0.37 ACRE TRACT, AN IRON PIPE FOUND FOR CORNER;

THENCE NORTH 44 DEGREES 16' 30" WEST, 110.02 FEET TO THE MOST WESTERLY CORNER OF THE SAID 0.37 ACRE TRACT IN THE SOUTHEAST EDGE OF THE SECOND MENTIONED STREET, AN IRON PIPE FOUND FOR CORNER;

THENCE NORTH 45 DEGREES 50' 00" EAST, WITH THE NORTHWEST LINE OF THE SAID 0.37 ACRE TRACT AND THE SOUTHEAST EDGE OF THE SECOND MENTIONED STREET, 145.02 FEET TO THE PLACE OF BEGINNING CONTAINING 0.367 ACRES OF LAND.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254