

23-01014
4564 FM 843, LUFKIN, TX 75904

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

FILED
AT 2:28 O'CLOCK P.M.

NOV 30 2023

Property: The Property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

AMY FINCHER
County Clerk, County Court at Law

Security Instrument: Deed of Trust dated October 6, 2017 and recorded on October 10, 2017 at Instrument Number 2017-00357724 in the real property records of ANGELINA County, Texas, which contains a power of sale.

By ANGELINA County, Texas **MCS**

Sale Information: January 2, 2024, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Courthouse Annex, located at 606 East Lufkin Ave., Lufkin, Texas 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 as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JANICE NOKES AND MICHAEL NOKES secures the repayment of a Note dated October 6, 2017 in the amount of \$82,536.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4802500

ServiceLink

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071



Substitute Trustee(s) ~~(Sheryl LaMont)~~ Robert LaMont,
Ronnie Hubbard, Sharon St. Pierre, Allan Johnston,
Kathleen Adkins, Evan Press, Reid Ruple, Harriett
Fletcher, Michael Kolak and Auction.com employees
included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 30th. day of November, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont, November 30, 2023

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ESTEVAN GOUGET SURVEY, ABSTRACT NO. 4 (a.k.a. BARR & DAVENPORT SURVEY) and being all of that certain 1 acre tract described in a deed from Betty S. Smith Lowery to Sergey Soltsej dated November 18, 1993 and recorded in Volume 945 on Page 295 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 a 1/2" rod found for an angle corner in the West boundary line of that certain 7.19 acre tract described as Tract One in a deed from Wilford D. Tannhill, et ux to Dalia Perez Gonzales dated September 27, 2007 and recorded in Instrument No. 00235693 in the Deed Records of Angelina County, Texas, said rod being in the West boundary line of that certain 56 acre tract described in a deed from John Henderson to Leon Thomas Parker dated May 26, 1943 and recorded in Volume 104 on Page 58 of the Deed Records of Angelina County, Texas, said rod being the apparent Northeast corner that certain 5 acre tract described in a deed from J. A. Modisette, et ux to the County Board of Education dated December 7, 1918 and recorded in Volume 45 on Page 232 of the Deed Records of Angelina County, Texas, the residual portion, 4 acres, which was described as Third Tract in a deed from E. H. Allen to Joe Mack Allen dated December 30, 1982 and recorded in Volume 539 on Page 512 of the Deed Records of Angelina County, Texas, said rod being the apparent Southeast corner of that certain 60 acre tract which was set apart (2) to Rosie Lee O'Neal in a Partition Deed from D. H. Modisette, et al to Rosie Lee O'Neal, et al dated January 29, 1932 and recorded in Volume 79 on Page 68 of the Deed Records of Angelina County, Texas, said rod witnessed by a 1/2" rod found for the Southwest corner of the said 7.19 acre tract bearing S 07° 00' 29" E 22.08 feet and a fence corner bears S 07° W 10.8 feet;

THENCE N 80° 00' 00" W with the North boundary line of said 5 acre tract and of the said Allen 4 acre residual tract, at 29.90 feet a 1/2" pipe found for corner on the Northeast right-of-way line of F.M. Highway No. 843;

THENCE N 50° 16' 16" W with the Northeast right-of-way line of the said F.M. Highway No. 843, at 290.32 feet the South corner of that certain 0.530 acre tract described in a deed from Thelma McDaniel to Joe Mack Allen dated February 13, 1992 and recorded in Volume 867 on Page 398 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner witnessed by a fence corner bearing N 39° E 0.8 feet and an end of fence bearing S 67° E 4.5 feet;

THENCE N 30° 53' 49" E with the Southeast boundary line of said 0.530 acre tract, at 208.71 feet a 1/2" pipe (at a fence corner) found for corner in conflict with that certain 4.570 acre tract described in a deed from Joe Mack Allen to Royce Modisette dated May 6, 1993 and recorded in Volume 928 on Page 757 of the Deed Records of Angelina County, Texas, said pipe witnessed bet for corner from which a 1/2" rod found for a corner of the said 4.570 acre tract bearing S 30° 53' 49" W 11.03 feet;

THENCE S 50° 16' 16" E at first in conflict with said 4.570 acre tract, then crossing his Southwest boundary and adjoining the apparent residue of the aforesaid 60 acre tract, at 205.45 feet a 1/2" pipe found for corner in the West boundary line of the aforesaid 7.19 acre tract, said pipe witnessed by a 1/2" pipe found for a corner of the said 7.19 acre tract bearing N 02° 59' 21" E 148.02 feet;

THENCE S 02° 59' 21" W with the common boundary line of the aforesaid 56 acre tract and the said 60 acre tract, and the West boundary line of the said 7.19 acre tract, at 238.85 feet the point and place of beginning and containing 1.25 acres of land, more or less, and the said 1.25 acre tract being the same property surveyed by Karey L. Lee, Registered Professional Land Surveyor on March 13, 2013.

Accepted for Filing in:
Angelina County
On: Oct 10, 2017 at 03:50P