

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.

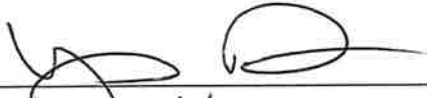
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, REID RUPLE, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/16/2024 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.



Declarant's Name: Yasmir Diaz

Date: 12/16/2024

0000010310811

ANGELINA

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE CHARITY SMITH SURVEY, ABSTRACT NO, 560, BEING ALL OF THAT CERTAIN ; 1.13 ACRE TRACT DESCRIBED IN A DEED FROM RICK CALDWELL, ET UX TO JOSHUA MARBERRY DATED SEPTEMBER 23, 2011 AND RECORDED IN DOCUMENT NO. 2011-00284830 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (CALLED LOT 32 OAK HILLS SUBDIVISION - UNRECORDED) 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 THE NORTH CORNER OF THE AFORESAID REFERRED TO 1.13 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN 1.000 ACRE TRACT DESCRIBED IN A DEED FROM ANGELINA COUNTY, TEXAS TO JOHN POULAND, SR. DATED DECEMBER 15, 1986 AND RECORDED IN VOLUME 663 ON PAGE 758 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER (AT THE END OF A FENCE) IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OAK GROVE STREET (50 FEET WIDE RIGHT-OF-WAY IN VOLUME 507 ON PAGE 1), SAID ROD WITNESSED BY A 1/2" ROD BEARING N 44° 48' 35" W 198.16 FEET;

THENCE S 44° 48' 35" E WITH THE NORTHEAST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID OAK GROVE STREET, AT 245.93 FEET THE EAST CORNER OF THE SAID 1.13 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER IN THE NORTHWEST RIGHT OF WAY LINE OF OAK HILL ROAD (50 FEET WIDE RIGHT-OF-WAY IN VOLUME 507 ON PAGE 1), SAID PIPE WITNESSED BY A 1" PIPE BEARING S 44° 46' 21" E 51.10 FEET, A 1/2" ROD BEARING N 64° 06' 36" E 52.74 FEET AND A 1/2" ROD BEARINGS 77° 47' 15" E 91.85 FEET;

THENCE S 56° 52' 06" W WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY LINE OF OAK 14111 ROAD, AT 224.51 FEET THE SOUTH CORNER OF THE SAID 1.13 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN 1.000 ACRE TRACT DESCRIBED IN A DEED FROM IVEY E. WHEELER, ET UX TO JESS W. JOHNSON DATED NOVEMBER 15, 1993 AND RECORDED IN VOLUME 943 ON PAGE 663 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (SEE ALSO 210/23 PROBATE MINUTES), A 1/2" PIPE (AT A 1/2" ROD) FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING S 42° E 6.8 FEET, A POWER POLE BEARING S 37 E 7.8 FEET AND A 1/2" ROD BEARING S 56° 52' 06" W 276.23 FEET;

THENCE N 44° 49' 48" W WITH THE SOUTHWEST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF THE SAID JOHNSON 1.000 ACRE TRACT, AT 200.65 FEET THE WEST CORNER OF THE SAID 1.13 ACRE TRACT AND THE SOUTH CORNER OF THE AFORESAID POULAND 1.000 ACRE TRACT, A 1/2" ROD FOUND FOR CORNER AT A FENCE CORNER, SAID ROD WITNESSED BY A 1/2" ROD BEARING N 44° 49' 48" W 198.04 FEET;

THENCE N 45° 13' 56" E WITH THE NORTHWEST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID POULAND 1.000 ACRE TRACT, AT 219.93 FEET THE POINT AND PLACE OF BEGINNING CONTAINING 1.13 ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS: THE NORTHWEST BOUNDARY LINE OF THAT CERTAIN 1.13 ACRE TRACT DESCRIBED IN A DEED FROM RICK CAIDWELL, ET UX TO JOSHUA MARBERRY DATED SEPTEMBER 23, 2011 AND RECORDED IN DOCUMENT NO. 2011-00284830 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS

(DEED CALL - N 45° 13' 46" E 219.93 FEET - FOUND 1/2" RODS 219.93 FEET APART).