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AT 12:47 PM 'CLOCK M

DEC 16 2024

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas 0000010273753  
By MU

215 WEST FRANKLIN STREET  
HUNTINGTON, TX 75949

**NOTICE OF [SUBSTITUTE] 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.**

**1. Date, Time, and Place of Sale.**

Date: January 07, 2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: ANGELINA COUNTY COMMISSIONERS COURTROOM & ANNEX AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; & THE FRONT STEPS OF THE ENTRANCE TO SAID COURT AND ANNEX IF THE COMMISSIONER'S COURT AND ANNEX IS CLOSED or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 10, 2022 and recorded in Document INSTRUMENT NUMBER: 2022-00422708 real property records of ANGELINA County, Texas, with RICHARD J KADLEC JR. AND DANIELLA J KADLEC, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD J KADLEC JR. AND DANIELLA J KADLEC, securing the payment of the indebtednesses in the original principal amount of \$143,650.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ATHENE ANNUITY AND LIFE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC  
9726 OLD BAILES RD., SUITE 200  
FORT MILL, SC 29707-7882



**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 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

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ANGELINA

**EXHIBIT "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. BRADSHAW SURVEY, ABSTRACT NO. 113 AND BEING ALL OF THAT CERTAIN TRACT OF LAND ("THE THIRD TRACT DESCRIBED") CONVEYED TO HINES TRAVIS IN THE DOCUMENT RECORDED IN VOLUME 288 ON PAGE 498 AND ALL THAT CERTAIN CALLED 1-1/2 ACRE TRACT CONVEYED TO C. H. TRAVIS IN THE DOCUMENT RECORDED IN VOLUME 288 ON PAGE 500, BOTH OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS AND BEING A PART OR PORTION OF BLOCKS 23 AND 24 OF THE J. F. RENFRO ADDITION RECORDED IN CABINET B ON SLIDE 54-A OF THE MAP OR PLAT RECORDS OF THE SAID COUNTY, 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 PIPE FOUND ON THE SOUTHWEST RIGHT -OF -WAY LINE OF FRANKLIN STREET AND THE NORTHEAST BOUNDARY LINE OF THE AFORESAID REFERRED TO BLOCK 23 FOR THE EAST CORNER OF THE AFORESAID REFERRED TO TRAVIS THIRD TRACT AND THE NORTHWEST CORNER OF A CALLED 0.9795 ACRE TRACT CONVEYED TO KEITH MIXON, ET UX IN THE DOCUMENT RECORDED IN VOLUME 802 ON PAGE 426 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY;

THENCE, ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID 0.9795 ACRE TRACT AND ACROSS THE SAID BLOCK 23 AND IN PART ACROSS THE AFORESAID REFERRED TO BLOCK 24, S 22DEG 36' 52" W AT 206.08 FEET A 1/4" IRON PIPE FOUND FOR AN ANGLE CORNER OF THE SAID 0.9795 ACRE TRACT ON THE EAST BOUNDARY LINE OF THE AFORESAID REFERRED TO TRAVIS 1-1/2 ACRE TRACT;

THENCE, CONTINUING ACROSS THE SAID BLOCK 24 AND ALONG THE WEST BOUNDARY LINE OF THE SAID 0.9795 ACRE TRACT AND ALONG THE EAST BOUNDARY LINE OF THE SAID TRAVIS 1-1/2 ACRE TRACT AND IN PART ALONG THE WEST BOUNDARY LINE OF A CALLED 2.1817 ACRE TRACT CONVEYED TO BEVERLY HOLLAND MALCOLM IN THE DOCUMENT RECORDED IN VOLUME 477 ON PAGE 747 OF THE SAID DEED RECORDS, S 01DEG 31' 29" E, AT 96.85 FEET PASS ON LINE A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.9795 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 2.1817 ACRE ACRE TRACT, AT 169.41 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE SAID TRAVIS 1-1/2 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 2.610 ACRE TRACT CONVEYED TO LOUIE RIDDLE IN THE DOCUMENT RECORDED IN VOLUME 1283 ON PAGE 32 OF THE SAID REAL PROPERTY RECORDS, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE S 89DEG 56' 38" E 0.14 FEET AND A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS N 34DEG 12' 02" E 1.48 FEET;

THENCE, CONTINUING ACROSS THE SAID BLOCK 24 AND ALONG THE COMMON BOUNDARY LINE OF THE SAID TRAVIS 1-1/2 ACRE TRACT AND THE SAID 2.610 ACRE TRACT, N 89DEG 56' 38" W AT 163.41 FEET A 1/2" IRON PIPE FOUND FOR NORTHWEST CORNER OF THE SAID 2.610 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1 ACRE TRACT - TRACT 14, PARCEL B CONVEYED TO OAKWOOD TIMBER ENTERPRISES, LTD IN THE DOCUMENT RECORDED IN VOLUME 1148 ON PAGE 399 OF THE SAID REAL PROPERTY RECORDS;

THENCE, CONTINUING ACROSS THE SAID BLOCK 24 AND ALONG THE COMMON BOUNDARY LINE OF THE SAID TRAVIS 1-1/2 ACRE TRACT AND THE SAID 1 ACRE TRACT, S 86DEG 57' 29" W AT 76.59 FEET A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID TRAVIS 1-1/2 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 1-1/2 ACRE TRACT CONVEYED TO JESSE L. SANDSTRUM, JR., ET UX IN THE DOCUMENT RECORDED IN VOLUME 1654 ON PAGE 28 OF THE SAID REAL PROPERTY RECORDS;

THENCE, CONTINUING ACROSS THE SAID BLOCK 24 AND ALONG THE COMMON BOUNDARY LINE OF THE SAID TRAVIS 1-1/2 ACRE TRACT AND THE SAID SANDSTRUM 1-1/2 ACRE TRACT, N 00DEG 06' 38" W AT 265.80 FEET A 1/2" IRON PIN SET ON THE SOUTH ROW OF SECOND STREET FOR THE NORTHWEST CORNER OF THE SAID TRAVIS 1-1/2 ACRE

TRACT AND THE NORTHEAST CORNER OF THE SAID SANDSTRUM 1-1/2 ACRE TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID TRAVIS 1-1/2 ACRE TRACT AND THE SAID BLOCK 24 AND ALONG THE SAID SOUTH ROW LINE OF SECOND STREET, N 89DEG 53' 22" E AT 124.57 FEET A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF THE SAID TRAVIS THIRD TRACT AND AN ANGLE CORNER IN THE ROW OF SECOND STREET;

THENCE, ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID TRAVIS THIRD TRACT AND THE SAID BLOCK 23 AND ALONG THE SOUTHEAST ROW LINE OF SECOND STREET, N 29DEG 55' 21" E AT 179.52 FEET A 4" IRON PIN SET FOR THE NORTH CORNER OF THE SAID TRAVIS THIRD TRACT AND AT THE INTERSECTION OF THE SAID SOUTHEAST ROW LINE OF SECOND STREET AND THE SAID SOUTHWEST ROW LINE OF FRANKLIN STREET;

THENCE, ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID TRAVIS THIRD TRACT AND THE SAID BLOCK 23 AND ALONG THE SAID SOUTHWEST ROW LINE OF FRANKLIN STREET, S 60DEG 04' 39" E AT 116.55 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.879 ACRES OF LAND, MORE OR LESS.