

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
MOORE, LANITA
140 ANDREWS LANE, DIBOLL, TX 75941

CONVENTIONAL
Firm File Number: 24-041744

FILED
AT 3:25 O'CLOCK P M

DEC 12 2024

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

By: 60

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 10, 2001, LANITA MOORE AKA LANITA C. MOORE, as Grantor(s), executed a Deed of Trust conveying to (NO TRUSTEE NAMED), as Trustee, the Real Estate hereinafter described, to JIM WALTER HOMES, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 00149808 Volume 1497, Page 194, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, February 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

A 1.00 ACRE TRACT OF LAND OUT OF LOT NUMBER ONE, BLOCK NUMBER 5, FAIRVIEW ACRES NUMBER 2, CABINET "A", SLIDE "146-B", PLAT RECORDS, ANGELINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT AN IRON ROD IN THE EAST LINE OF ANDREWS LANE COUNTY ROAD , FOR THE WEST CORNERS OF THE SAID LOT # 1 AND THE 1.00 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 38° 29' 48" E, 182.63 FEET, WITH THE LINE BETWEEN LOTS # 1 AND # 2, BLOCK # 5, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND;

THENCE, S 22° 02' 24" E, 261.51 FEET, TO A IRON ROD IN THE SOUTHEAST LINE OF THE SAID LOT # 1, FOR THE EAST CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND;

THENCE, S 31° 69' 52" W, 196.45 FEET, TO AN IRON ROD, IN THE NORTHEAST LINE OF THE SAID ANDREWS LANE, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 1.00 ACRE TRACT OF LAND;

THENCE N 22° 02' 56" W, 287.05 FEET, WITH THE SAID NORTHEAST LINE OF ANDREWS LANE, TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

Property Address: 140 ANDREWS LANE
DIBOLL, TX 75941
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK,
NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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.

**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**

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple,
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day December 9, 2024.


By: _____

Ronny George
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Houston, TX 77040
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Facsimile No: (847) 879-4823
Attorneys for U.S. Bank, N.A., as Trustee, successor in
interest to Wachovia Bank, National Association, as
Trustee, for Mid-State Trust XI

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 military service to the sender of this notice immediately.

Posted by: Sharon St. Pierre
12/12/2024 Sharon St. Pierre
Substitute Trustee