

FILED
AT 2:05 O'CLOCK P M

JAN 31 2025

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

By CO

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN THE J.L. QUINALTY SURVEY, A-40, ANGELINA COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 1 OF THE E. GORDON HORN SUBDIVISION, AN ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID ADDITION, AS RECORDED IN CABINET A, SLIDE 130-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS (MPRACT) AND BEING ALL OF THAT CALLED 0.356 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM MRS. BESSIE SCOTT TO VIRGINIA M. O'QUINN, DATED DECEMBER 8, 1980 AND RECORDED IN VOLUME 512, PAGE 135 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS (RPRACT) AND TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND IN THE SOUTHERLY LINE OF THAT CALLED 15.2 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM C.B. RAGNON TO LUFKIN POST NO. 1836, VETERANS OF FOREIGN WARS OF THE UNITED STATES, LUFKIN, TEXAS (VFW). SAME BEING THE NORTHERLY LINE OF THE REFERENCED GORDON HORN SUBDIVISION OF THE NORTHWEST CORNER OF THE REFERENCED TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 0.330 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM R.C. TODD AND TRAVIS CARRINGTON TO BILLY C. PARKER AND WIFE, PAT PARKER, DATED JUNE 30, 1976 AND RECORDED IN VOLUME 442, PAGE 152, RPRACT, AND FROM WHICH A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF THE REFERENCED GORDON HORN SUBDIVISION BEARS SOUTH 71 DEGREES 40 MINUTES 56 SECONDS WEST, 499.83 FEET;

THENCE NORTH 71 DEGREES 40 MINUTES 56 SECONDS EAST, (REFERENCED BEARING), ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID VFW TRACT, 65.83 FEET TO A 1/2-INCH IRON ROD SET FOR AN ANGLE POINT AND BEING THE SOUTHWEST CORNER OF BLOCK 2, LOT 15 OF THE KASHMERE GARDENS ADDITION, AN ADDITION TO THE CITY OF LUFKIN AS THE SAME APPEARS ON THE OFFICIAL MAP OR PLAT OF SAID ADDITION AS RECORDED IN CABINET A, SLIDE 26- B, MPRACT;

THENCE NORTH 69 DEGREES 35 MINUTES 03 SECONDS EAST, ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID LOT 15, 34.33 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE REFERENCED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CALLED 0.469 ACRE TRACT OF LAND DESCRIBED AS TRACT "B" IN A DEED FROM E. GORDON HORN TO LEXIE GREGG AND WIFE, MARY LOU GREGG, DATED JUNE 1, 1976 AND RECORDED IN VOLUME 440, PAGE 652, RPRACT, AND FROM WHICH A 1-1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE REFERENCED GORDON HORN SUBDIVISION BEARS NORTH 69 DEGREES 35 MINUTES 03 SECONDS EAST, 121.27 FEET;

THENCE SOUTH 19 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID GREGG TRACT, 161.58 FEET TO A 1/2-INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY (ROW) LINE OF CUNNINGHAM DRIVE FOR THE SOUTHEAST CORNER OF THE REFERENCED TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID GREGG TRACT;

THENCE SOUTH 78 DEGREES 04 MINUTES 55 SECONDS WEST, ALONG THE NORTHERLY ROW LINE OF CUNNINGHAM DRIVE, 100.79 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE REFERENCED TRACT, SAME BEING THE SOUTHEAST CORNER OF THE SAID PARKER TRACT;

THENCE NORTH 19 DEGREES 57 MINUTES 45 SECONDS WEST, ALONG THE COMMON LINE OF THE REFERENCED TRACT AND SAID PARKER TRACT, 149.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.355 ACRE OF LAND, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT OF EVEN DATE HEREWITH.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/28/2023 and recorded in Document 2023-00433553 real property records of Angelina County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 03/04/2025

Time: 01:00 PM

Place: Angelina County, Texas at the following location: THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX AT 211 EAST SHEPHERD AVE, LUFKIN, TX 75901; OR THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONERS COURT AND ANNEX ON SHEPHERD STREET IF THE COURTROOM IS CLOSED FOR HOLIDAYS; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.
or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by AVERY N. MACLAREN AND BRENT W. MACLAREN, provides that it secures the payment of the indebtedness in the original principal amount of \$198,550.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.





Mackie Wolf Zientz & Mack, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Sheryl LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on January 31, 2025 I filed 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.


Sheryl LaMont, January 31, 2025