

FILED
AT 3:50 O'CLOCK P.M.
FEB 27 2015

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

24-179261

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 4, 2015	Original Mortgagor/Grantor: HORACE M. FLETCHER AND DOROTHY FLETCHER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN ADVISORS GROUP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CARRINGTON MORTGAGE SERVICES LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2015-00329391	Property County: ANGELINA
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 7872

* 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.

Secures:Note in the original principal amount of \$258,000.00, executed by DOROTHY FLETCHER AND HORACE M. FLETCHER and payable to the order of Lender.

Property Address/Mailing Address: 688 LEON TILMAN ROAD, LUFKIN, TX 75901

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, BEING LOCATED IN THE HENRY SPENCER SURVEY, ABSTRACT NO. 575, BEING A PART OR PORTION OF THAT CERTAIN CALLED 25 ACRE TRACT, AS RECORDED IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (DRACT) IN VOLUME NUMBER 433 ON PAGE NUMBER 94 FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO HORACE M. FLETCHER DATED DECEMBER 10, 1975, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND SAID TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT;

COMMENCING ON THE EAST BOUNDARY LINE OF THE SAID REFERRED TO 25 ACRE TRACT, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF AN OILED COUNTY ROAD LOCALLY KNOWN AS LEON TILLMAN ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 10.249 ACRE TRACT OF CURTIS W. HAVARD, JR. AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS (OPRACT IN DOCUMENT NUMBER 2012-0029375), A 60D NAIL SET FOR CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTH BOUNDARY LINE OF SAID 10.249 ACRE TRACT AND ALONG THE APPROXIMATE CENTERLINE OF SAID ROAD, FOUR (4) CALLS AS FOLLOWS:

- 1). S 67°08'32" W, AT A DISTANCE OF 16.22 FEET, A POINT FOR CORNER;
- 2). S 56°13'38" W, AT A DISTANCE OF 89.17 FEET, A POINT FOR CORNER;
- 3). S 69°01'10" W, AT A DISTANCE OF 129.86 FEET, A POINT FOR CORNER;
- 4). S 78°00'46" W, AT A DISTANCE OF 16.76 FEET, A 60D NAIL SET FOR CORNER; THENCE LEAVING SAID ROADWAY AND ACROSS SAID 25 ACRE TRACT, SIX (6) CALLS AS FOLLOWS:



4

- 1). N 30°59'28" W, AT A DISTANCE OF 292.31 FEET, A 1/2 IN. IRON ROD SET FOR CORNER;
- 2). N 04°19'35" W, AT A DISTANCE OF 99.80 FEET, A 1/2 IN. IRON ROD SET FOR CORNER;
- 3). N 82°37'08" W, AT A DISTANCE OF 299.18 FEET, A 1/2 IN. IRON ROD SET FOR CORNER;
- 4). S 00°41'18" E, AT A DISTANCE OF 99.72 FEET, A 1/2 IN. IRON ROD SET FOR CORNER;
- 5). S 82°48'30" E, AT A DISTANCE OF 246.10 FEET, A 1/2 IN. IRON ROD SET FOR CORNER;
- 6). S 30°59'28" E, AT A DISTANCE OF 297.59 FEET PASS ON LINE A 1/2 IN. IRON ROD SET FOR REFERENCE CORNER AND AT A TOTAL DISTANCE OF 312.92 FEET, RE-INTERSECT THE NORTH BOUNDARY LINE OF THE AFORESAID REFERRED TO 10.249 ACRE TRACT, A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF SAID ROAD;

THENCE CONTINUING WITH THE NORTH BOUNDARY LINE OF THE SAID 10.249 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF SAID ROAD, TWO (2) CALLS AS FOLLOWS:

- 1). S 76°18'02" W, AT A DISTANCE OF 153.76 FEET, A POINT FOR CORNER;
- 2). S 81°33'24" W, AT A DISTANCE OF 91.78 FEET, A RE-ENTRY POINT ON THE ORIGINAL SOUTH BOUNDARY LINE OF THE SAID 25 ACRE SUBJECT TRACT, AND THE NORTH BOUNDARY LINE OF A CALLED 9.969 ACRE TRACT AS RECORDED IN THE DRACT IN VOLUME 609 ON PAGE 16 FROM BARBARA ALICE HUMPHREY TO CURTIS W. HAVARD, JR. AND WIFE SOPHIA ANN HAVARD DATED OCTOBER 25, 1985, A POINT FOR CORNER;

THENCE LEAVING SAID ROADWAY AND WITH THE SOUTH BOUNDARY LINE OF SAID 25 ACRE TRACT AND WITH, IN PART, THE NORTH BOUNDARY LINE OF THAT CERTAIN CALLED 0.131 ACRE TRACT AS RECORDED IN THE DRACT IN VOLUME 597 ON PAGE 815 FROM BARBARA ALICE HUMPHREY TO HORACE M. FLETCHER AND DOROTHY FLETCHER DATED AUGUST 13, 1985, N 90°00'00" W, AT A DISTANCE OF 404.86 FEET, THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.000 ACRE TRACT AS RECORDED IN THE DRACT IN VOLUME 605 ON PAGE 414 FROM LUTHER CHARLES STOVER, SR. AND CAROLYN STOVER TO HORACE M. FLETCHER AND WIFE DOROTHY M. FLETCHER, DATED OCTOBER 1, 1985, A 1/2 IN. IRON PIPE FOUND FOR CORNER;

THENCE LEAVING THE SOUTH BOUNDARY LINE OF SAID 25 ACRE AND WITH THE EAST AND NORTH BOUNDARY LINES OF SAID 1.000 ACRE TRACT, TWO (2) CALLS AS FOLLOWS:

- 1). N 01°24'10"E, AT A DISTANCE OF 231.32 FEET, A 1/2 IN. IRON PIPE FOUND FOR CORNER;
- 2). S 89°39'32" W, AT A DISTANCE OF 167.91 FEET, THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT AND RE-ENTRY POINT ON THE WEST BOUNDARY LINE OF SAID 25 ACRE TRACT AND THE EAST BOUNDARY LINE OF A CALLED 5.000 ACRE TRACT AS RECORDED IN THE DRACT IN VOLUME 936 ON PAGE 314 FROM LEIA RENEE STRINGER HOLCOMB AND KELLEY HOLCOMB TO JOE (DÁN) TEER AND WIFE LINDA TEER, DATED SEPTEMBER 29, 1993, A 1/2 IN. IRON PIPE FOUND FOR CORNER;

THENCE WITH THE WEST BOUNDARY LINE OF SAID 25 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID 5.000 ACRE TRACT, N 11°24'21" E, AT A DISTANCE OF 735.48 FEET, THE COMMON NORTH CORNER OF SAID TRACTS AND INTERSECT THE SOUTH BOUNDARY LINE OF A CALLED 47-1/2 ACRE TRACT AS RECORDED IN THE OPRACT IN VOLUME 1194 ON PAGE 747 FROM BESSIE M. FREEMAN TO CHARLES S. FREEMAN, DATED FEBRUARY 16, 1999, A 6 IN. POST FOUND FOR CORNER;

THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID 25 ACRE TRACT AND WITH THE SOUTH BOUNDARY LINE OF THE SAID 47-1/2 ACRE TRACT, N 89°33'48" E, AT A DISTANCE OF 1052.23 FEET, THE NORTHWEST CORNER OF THAT CERTAIN CALLED 1.000 ACRE TRACT AS RECORDED IN THE DRACT IN VOLUME 724 ON PAGE 825 FROM HUNTINGTON STATE BANK TO JACK EDWARD TURNER A 1/2 IN. IRON ROD FOUND FOR CORNER;

THENCE WITH THE WEST AND SOUTH BOUNDARY LINE OF SAID 1.000 ACRE TRACT, TWO (2) CALLS AS FOLLOWS:

- 1). S 01°57'53" E, AT A DISTANCE OF 297.90 FEET, A 5/8 IN. IRON ROD FOUND FOR CORNER;
- 2). N 89°23'21" E, AT A DISTANCE OF 76.18 FEET, PASS ON LINE A 1/2 IN. IRON PIPE FOUND FOR REFERENCE AND AT A TOTAL DISTANCE OF 85.13 FEET, INTERSECT THE EAST BOUNDARY LINE

OF THE SAID 25 ACRE TRACT, A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF A GRADED COUNTY ROAD LOCALLY KNOWN AS BRASHEAR ROAD;
THENCE WITH THE EAST BOUNDARY LINE OF SAID 25 ACRE TRACT AND WITHIN THE MARGINS OF SAID BRASHEAR ROAD, S 23°00'00" W, AT A DISTANCE OF 539.31 FEET, THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND FOUND TO CONTAIN 21.911 ACRES MORE OR LESS AND OF WHICH 0.585 ACRES LIE WITHIN THE MARGINS OF THE SAID COUNTY ROADS, LEON TILLMAN ROAD AND BRASHEAR ROAD. THE BEARINGS OF THIS SURVEY ARE BASED ON THE EAST BOUNDARY LINE OF THE AFORESAID REFERRED TO 25 ACRE TRACT {433/94}.

LESS AND EXCEPT THAT LAND DESCRIBED IN THE GENERAL WARRANTY DEED FROM HORACE M. FLETCHER AND DOROTHY FLETCHER TO RYAN K. MOORE AND DEDRA MOORE, RECORDED SEPTEMBER 19, 2017 IN INSTRUMENT NUMBER 2017-00357035 OF THE OFFICIAL RECORDS OF ANGELINA COUNTY, TEXAS.

Date of Sale: April 1, 2025	Earliest time Sale will begin: 1:00 PM
------------------------------------	---

Place of sale of Property: THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LIFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CARRINGTON MORTGAGE SERVICES LLC*, the owner and holder of the Note, has requested Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *CARRINGTON MORTGAGE SERVICES LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in cursive script, appearing to read "Sheryl LaMont", is written over a horizontal line.

SUBSTITUTE TRUSTEE

Sheryl LaMont, Sharon St. Pierre, Christine Wheeless, Phillip Hawkins, Kevin Key or Jay Jacobs, Trustee Posted February 27, 2025.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112