

FILED
AT 4:11 O'CLOCK
MAR 06 2025
JIMMY FINCHER
County Clerk
Angelina County, Texas
DM

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sheryl LaMont, Kevin Key, Jay Jacobs, Christine
Wheless, Phillip Hawkins, Sharon St. Pierre
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX01000018-24-3 APN 93244 / 0025-341-531-004-00 TO No 240448330

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 15, 2023, ANTHONY NEWTON WELLS, A MARRIED PERSON AS A SEPARATE ESTATE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RECONVEYANCE PROFESSIONALS INC. as Trustee, RAIN CITY CAPITAL, LLC as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$95,000.00, payable to the order of Rain City Capital LLC as current Beneficiary, which Deed of Trust recorded on September 20, 2023 as Document No. 2023-00438439 in Angelina County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheless, Phillip Hawkins, Sharon St. Pierre or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Rain City Capital LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 1, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Angelina County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **211 East Shepherd Avenue, Lufkin TX 75901; The room in the building at the Angelina County Commissioner's Court and Annex or the alternate place is the front steps of the entrance to the Angelina County Commissioner's Court and Annex on Shepherd Street when the Angelina County Commissioner's Court is closed due to observance of a designated holiday or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Rain City Capital LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Rain City Capital LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 6th day of March, 2025.


By: Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Sharon St. Pierre
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

FIELD NOTES FOR A 0.473 ACRE TRACT OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. MAGANO SURVEY ABSTRACT NO. 25, AND BEING ALL OF THAT CERTAIN CALLED 0.474 ACRE TRACT DESCRIBED IN A DEED DATED DECEMBER 30, 2022 FROM STADLER 7 SOLUTIONS, INC. TO ANTHONY NEWTON WELLS AND RECORDED IN INSTRUMENT NO. 2022-00429856 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, 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:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE AFORESAID REFERRED TO 0.474 ACRE TRACT, ON THE RECOGNIZED SOUTH BOUNDARY LINE OF THAT CERTAIN CALLED 50 ACRE TRACT DESCRIBED IN A DEED DATED SEPTEMBER 10, 1957 FROM REGINA SHUTT. ET AL TO LEONARD MATTHEWS ALLEN, ET UX AND RECORDED IN VOLUME 213 ON PAGE 226 OF THE DEED RECORDS OF SAID COUNTY AND ON THE RECOGNIZED NORTH BOUNDARY LINE OF THE JACK DIXON ADDITION, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, A PLAT OF WHICH IS RECORDED IN CABINET A ON SLIDE 94-B OF THE MAP AND PLAT RECORDS OF SAID COUNTY, SAME BEING THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF MORRISON AVENUE (ROW WIDTH VARIES PER PLAT OF JACK DIXON ADDITION):

THENCE N 08°21'29" W (CALLED N 05°12'43" W), ALONG THE WEST BOUNDARY TINE OF THE SAID 0.474 ACRE TRACT AND ACROSS THE SAID 50 ACRE TRACT, AT 170.01 FEET (CALLED 170.05 FEET) A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.474 ACRE TRACT:

THENCE S 89°08'32" E (CALLED S 85°52'38" E), ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.474 ACRE TRACT, IN PART ACROSS THE SAID 50 ACRE TRACT AND IN PART ALONG THE SOUTH BOUNDARY LINE OF THAT CERTAIN 0.465 ACRE TRACT DESCRIBED IN A DEED DATED OCTOBER 29, 1986 FROM LEONARD MATTHEWS ALLEN, ET UX TO WAYNE LYNN BYNUM, ET UX AND RECORDED IN VOLUME 658 ON PAGE 787 OF THE SAID OFFICIAL PUBLIC RECORDS, AT 23.38 FEET PASS ON LINE A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.465 ACRE TRACT, A TOTAL DISTANCE OF 130.66 FEET (CALLED 130.80 FEET) A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 0.474 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.465 ACRE TRACT BEARS S 89°08'32" E 15.27 FEET:

THENCE S 05°15'00" E (CALLED S 02°08'35" E), ALONG THE EAST BOUNDARY LINE OF THE SAID 0.474 ACRE TRACT AND ACROSS THE SAID 50 ACRE TRACT, AT 159.93 FEET (CALLED 160.05 FEET) A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.474 ACRE TRACT, ON THE RECOGNIZED SOUTH BOUNDARY LINE OF THE SAID 50 ACRE TRACT, AND ON THE RECOGNIZED NORTH BOUNDARY LINE OF THE SAID JACK DIXON ADDITION, SAME BEING ON THE SAID RECOGNIZED NORTH RIGHT OF WAY LINE OF MORRISON AVENUE FROM WHICH A 1/2" IRON PIPE FOUND BEARS S 88°55'01" W 35.93 FEET:

THENCE S 86°40'51" W (CALLED N 90°00'00" W). ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.474 ACRE TRACT AND ALONG THE RECOGNIZED NORTH BOUNDARY LINE OF THE SAID JACK DIXON ADDITION AND ALONG THE SAID NORTH RIGHT OF WAY LINE OF MORRISON AVENUE, AT 120.77 FEET (CALLED 121.00 FEET) THE POINT OF BEGINNING AND CONTAINING 0.473 ACRES OF LAND, MORE OR LESS.

PARCEL ID: 0025-341-531-004-00