


**NOTICE OF SUBSTITUTE TRUSTEE SALE**

FILED  
 AB320 CLOCK  
 JUL 11 2024

<b>Deed of Trust Date:</b> 9/18/2010	<b>Grantor(s)/Mortgagor(s):</b> CLEON STUBBLEFIELD AND DIANNE STUBBLEFIELD, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Planet Home Lending, LLC  AMY FINCHER County Clerk, County Court at Law Angelina County, Texas By 
<b>Recorded in:</b> <b>Volume:</b> NA <b>Page:</b> NA <b>Instrument No:</b> 2010-00272509	<b>Property County:</b> ANGELINA
<b>Mortgage Servicer:</b> Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Suite 303, Meriden, CT 06450
<b>Date of Sale:</b> 8/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 PM
<b>Place of Sale of Property:</b> Angelina County Courthouse Annex, 606 East Lufkin Avenue, Lufkin, TX 75901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com, Allan Johnston or Ronnie Hubbard, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 7/2/2024

Dated: July 11, 2024



Sheryl LaMont

Printed Name:



Thuy Frazier, Attorney  
 McCarthy & Holthus, LLP  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075  
 Attorneys for Planet Home Lending, LLC

Substitute Trustee  
 c/o Auction.com  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075

**MH File Number:** TX-24-102459-POS  
**Loan Type:** VA

I, Karey L. Lee, Registered Professional Land Surveyor, do hereby certify that the attached plat is a true and correct plat showing all that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, within the NANCY LANG SURVEY ABSTRACT NO. 416, being out of and a part of that certain 3 acre tract which was conveyed from Albert Lane, et ux to Homer Malan, et ux, by deed dated May 12, 1978 and recorded in Volume 473, on Page 491 of the Deed Records of Angelina County, Texas, and subsequently conveyed from Judy Sawa to John Wayne Malan by deed dated July 24, 2006 and recorded as Document No. 00216658 in the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at a 1" iron rod found for the Northwest corner of the above referred to 3 acre tract, same being the Northeast corner of that certain 3.000 acre tract which was conveyed from Homer U. Malan, et ux, to Huntington Independent School District by deed dated March 4, 1988 and recorded in Volume 714, on Page 563 of the Deed Records of Angelina County, Texas, located on the South margin line of Linn Street and approximately 22.4 feet (perpendicular) from the existing centerline thereof;

THENCE S 63° 37' 32" E along the South margin line of Linn Street, 312.91 feet to a 1/2" iron pipe set for corner, in said line, for the Northeast corner of the above referred to 3 acre tract, same being a Northwest corner of that certain 10.55 acre tract which was conveyed from Elk River Minerals Corp. to Huntington Summer Youth Program (through its Trustees) by deed dated June 27, 1988 and recorded in Volume 730, on Page 199 of the Deed Records of Angelina County, Texas, from which a crossie fence corner bears S 16° 37' W 7.71 feet, corner located approximately 21.3 feet (perpendicular) South of the existing centerline of said Linn Street;

THENCE S 260 18' 02" W with East boundary line of the above referred to 3 acre tract, common with a West boundary line of said 10.55 acre tract, 417.50 feet to a 1/2" iron pipe found for the Southeast corner of the above referred to 3 acre tract, being an ell, or re-entrant corner of said 10.55 acre tract;

THENCE N 63° 36' 43" W with South boundary line of the above referred to 3 acre tract, common with a North boundary line of said 1.55 acre tract, 312.88 feet to a 1/2" iron pipe found for the Southwest corner of the above referred to 3 acre tract, located in the East boundary line of that certain 3.000 acre tract which was conveyed from Homer U. Malan, et ux, to Huntington Independent School District by deed dated March 4, 1988 and recorded in Volume 714, on Page 563 of the Deed Records of Angelina County, Texas, from which a 1/2" iron rod found (bent) bears S 71° 21' 28" E 1.26 feet and a fence corner bears N 15° 57' E 0.84 feet;

THENCE N 26° 17' 44" E with last named boundary, 417.43 feet to the place of beginning containing 3.00 acres, more or less