

REGIONS MORTGAGE (UPN)
BROWNE, LINDA
1201 TOM TEMPLE DRIVE, LUFKIN, TX 75904

CONVENTIONAL
Firm File Number: 23-040121

FILED
AT 3:11 O'CLOCK P M

SEP 12 2024

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 23, 2011, LINDA L BROWNE, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE 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 2011-00284773, 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, November 5, 2024** 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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT NO. 3 AND LOT NO. 4, BLOCK NO. 14, SUSSEX DOWNS SUBDIVISION, IN THE CITY OF LUFKIN AS RECORDED IN CABINET A, SLIDE 53-A AND 53-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.


Property Address: 1201 TOM TEMPLE DRIVE
LUFKIN, TX 75904
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE
6200 POPLAR AVENUE
MEMPHIS, TN 38119

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.

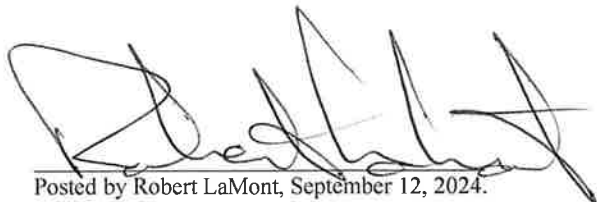
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

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 September 9, 2024.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Regions Bank DBA Regions Mortgage

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Posted by Robert LaMont, September 12, 2024.

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.