

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/8/2018	<b>Grantor(s)/Mortgagor(s):</b> FABIOLA WASHINGTON AND BRIAN KEITH WASHINGTON, JR. HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AUSTIN BANK, TEXAS NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2018-00374301	<b>Property County:</b> ANGELINA
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 11/7/2023	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE, LUFKIN, TX, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

FILED  
AT 3:340 CLOCK P.M.  
SEP 14 2023  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By: Mrs

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

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, Robert LaMont, Sheryl LaMont, Allan Johnston, 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: 9/13/2023



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: September 14, 2023



Printed Name: Sheryl LaMont  
Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-23-99505-POS  
**Loan Type:** Conventional Residential

## EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. R. CHAVANO SURVEY, ABSTRACT NO. 10 and being all that certain called Lot 7, Block 1 in the John O'Hara Addition as recorded in Cabinet A on Slide 103-A of the Map or Plat Records of Angelina County, Texas (TRACT NO. ONE) and all that certain called 0.1786 acre tract (a part or portion of Lot 8, Block 1 of the said John O'Hara Addition)-TRACT NO. TWO, both conveyed to Laurel Leann Hendrick in Document No. 2008-00243761 of the Official Public Records of Angelina County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½" iron pin found for the Southwest corner of the aforesaid referred to Lot 7 and the most Northerly Northwest corner of Lot 2, Block 1 of the aforesaid referred to John O'Hara Addition, on the Southeast Right-Of-Way line of Dale Drive;

THENCE, along the most Southerly Northwest boundary line of the said Lot 7 and the said ROW line, N 43° 45' 00" E at 98.03 feet a ½" iron pipe found for an angle corner of the said Lot 7 and the said ROW line;

THENCE, along the most Northerly Northwest boundary line of the said Lot 7 and along the Northwest boundary line of the aforesaid referred to Lot 8 and the aforesaid referred to 0.1786 acre tract and continuing along the said ROW line, N 20° 00' 28" E, at 8.40 feet pass on line a ½" iron pipe found for the Northwest corner of the said Lot 7 and the Southwest corner of the said Lot 8, at 53.74 feet a 1" iron pin found for the Northwest corner of the said 0.1786 acre tract and the Southwest corner of a called 0.408 acre tract conveyed to Randal D. Murrell, et ux in Document No. 2006-00217962 of the said Official Public Records, also the West end of a "Boundary agreement" recorded in Volume 933 on Page 806 of the Real Property Records of the said County;

THENCE, across the said Lot 8 and along the common boundary line of the said 0.1786 acre tract and the said 0.408 acre tract and along the said Boundary agreement, S 87° 42' 03" E at 177.10 feet a ½" iron pin found for the Northeast corner of the said 0.1786 acre tract and the Southeast corner of the said 0.408 acre tract, at the East end of the said Boundary agreement;

THENCE, along the Northeast boundary line of the said 0.1786 acre tract and the said Lots 8 and 7, S 26° 58' 36" E, at 45.16 feet pass on line the Southeast corner of the said Lot 8 and the said 0.1786 acre tract and the Northeast corner of the said Lot 7, from which a 1-¾" iron pin found for reference bears N 88° 43' 06" W 0.34 feet, at 135.67 feet a ½" iron pin found for the Southeast corner of the said Lot 7 and the Northeast corner of Lot 6, Block 1 of the said John O'Hara Addition;

THENCE, along the South boundary line of the said Lot 7 and along the North boundary line of Lots 6, 5, 4, 3 and 2 Block 1 of the said John O'Hara Addition, N 88° 49' 01" W, at 96.60 feet the Northwest corner of the said Lot 5 and the Northeast corner of the said Lot 4, from which a concrete monument found for reference bears N 18° 32' 19" W 0.33 feet, at 176.60 feet the Northwest corner of the said Lot 4 and the Northeast corner of the said Lot 3, from which a ½" iron pipe found for reference bears N 06° 03' 58" W 0.50 feet, at 324.74 feet the POINT AND PLACE OF BEGINNING and containing 0.675 acre of land, more or less.