

COMMERCIAL BANK OF TEXAS, N.A. (TXO)
WILLIAMSON, ADAM
3034 FM 328, HUNTINGTON, TX 75949

CONVENTIONAL
Firm File Number: 20-035694

FILED
AT 3:30 O'CLOCK P.M.
OCT 12 2023

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 5, 2017, ADAM L. WILLIAMSON, A MARRIED MAN, (JOINED HEREIN PRO FORMA BY JENNIFER WILLIAMSON FOR THE PURPOSE OF CONVEYING ANY INTEREST SHE MAY HOLD IN ANY REAL ESTATE PROPERTY), as Grantor(s), executed a Deed of Trust conveying to RAYMOND H. RUST, III, as Trustee, the Real Estate hereinafter described, to COMMERCIAL BANK OF TEXAS, N.A. 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 2017-00352497, to which reference is herein made for all purposes.

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

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, December 5, 2023** 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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, BEING LOCATED IN THE ELI GILLILAND SURVEY, ABSTRACT NO. 281, BEING ALL OF THAT CERTAIN CALLED 1.976 ACRE TRACT AS DESCRIBED IN AFFIDAVIT OF COMMENCEMENT FROM OWNER ADAM L. WILLIAMSON (JOINED PRO FORMA BY JENNIFER WILLIAMSON FOR THE PURPOSE OF CONVEYING ANY INTEREST SHE MAY HOLD IN THE PROPERTY) TO JOHN T. BERRY (CONTRACTOR), RECORDED IN THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, (OPRACT), IN DOCUMENT NUMBER 2016-00339416, DATED MAY 3, 2016 TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE SAID 1.976 ACRE TRACT BEING A PART OR PORTION OF THAT CERTAIN CALLED 10.094 ACRE TRACT CONVEYED TO ADAM WILLIAMSON, RECORDED IN THE OPRACT, IN DOCUMENT NUMBER 2016-00337440, DATED MARCH 07, 2016, SAID 10.094 ACRE TRACT BEING A COMBINATION OF THOSE TWO (2) CERTAIN TRACTS, CALLED (1) 5.04 ACRE TRACT 2' AND (2) 5.05 ACRE 'TRACT 3', CONVEYED IN WARRANTY DEED FROM ALMA GOLDEN TO ADAM L. WILLIAMSON AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS (OPRACT) IN DOCUMENT NUMBER 2006-00207931, DATED JANUARY 11, 2006, SAID 1.976 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT;

COMMENCING AT A 1/2 IN. IRON ROD FOUND FOR THE NORTHWEST CORNER OF REFERENCE TRACT, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 358, SAID POINT BEING THE NORTHEAST CORNER OF 'TRACT 1' AS CONVEYED TO ADAM L. WILLIAMSON IN THE AFORESAID DOCUMENT NUMBER 2006-00207931, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID 1.976 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID ROAD, TWO (2) CALLS AS FOLLOWS:
(1). N 59°15'26" E, AT A DISTANCE OF 50.50 FEET, A 1/2 IN. IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;
(2). WITH SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, FOUND TO HAVE A RADIUS OF 5689.58 FEET, A CENTRAL ANGLE OF 01°37'55", A LONG CHORD BEARING AND DISTANCE OF N 60°03'10" E —162.04 FEET, AT AN ARC DISTANCE OF 162.04 FEET, A 1/2 IN. IRON ROD FOUND FOR CORNER;

THENCE S 33°08'53" E, LEAVING SAID ROAD AND WITH THE EAST BOUNDARY LINE OF REFERENCE TRACT, AT A DISTANCE OF 399.09 FEET, THE SOUTHEAST CORNER OF SAME, A 1/2 IN. IRON ROD FOUND FOR CORNER;

THENCE S 65°43'40" W, WITH THE SOUTH BOUNDARY LINE OF REFERENCE TRACT, AT A DISTANCE OF 233.99 FEET, THE SOUTHWEST CORNER OF SAME AND THE EAST BOUNDARY LINE OF THE SAID TRACT 1', A 1/2 IN. IRON ROD FOUND FOR CORNER;

THENCE WITH THE WEST BOUNDARY LINE OF SAID REFERENCED TRACT AND THE EAST

BOUNDARY LINE OF THE SAID TRACT 1, N 30°15'00" W, AT A DISTANCE OF 374.63 FEET, THE POINT OF BEGINNING AND FOUND TO CONTAIN 1.976 ACRES MORE OR LESS.

Property Address: 3034 FM 328
HUNTINGTON, TX 75949
Mortgage Servicer: COMMERCIAL BANK OF TEXAS, N.A.
Mortgagee: COMMERCIAL BANK OF TEXAS, N.A.
215 EAST MAIN ST.
NACOGDOCHES, TX 75061

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
.Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day October 5, 2023.



By: _____
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
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Attorneys for Commercial Bank of Texas, N.A.

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.



Posted by Sheryl LaMont, October 12, 2023.

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.

FILED
AT 2:30 O'CLOCK PM
5965-921
OCT 12 2023

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

1008 BRADY STREET LUFKIN, TEXAS 75901
County Clerk, County Court at Law
Angelina County, Texas

LEGAL DESCRIPTION

LOT NO. ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) AND THE WEST 10 FEET OF LOT NO. SIX (6), BLOCK NO. THREE (3), NORTH PARK ADDITION, AN ADDITION TO THE CITY OF LUFKIN, TEXAS OF RECORD IN CABINET A, SLIDE 49-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
ANGELINA COUNTY

RECORDED ON
NOVEMBER 12, 2008

UNDER DOCUMENT#
2008-00250019

3 THE SALE IS SCHEDULED TO BE HELD

PLACE
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

DATE
DECEMBER 5, 2023

TIME
1:00 PM - 4:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by LOIS MEECE JASPER and ALBERT L. JASPER, provides that it secures the payment of the indebtedness in the original principal amount of \$300,240.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.


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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED October 12, 2023

NAME Sheryl LaMont


TRUSTEE