


24TX404-0100
5883 FM 328, HUNTINGTON, TX 75949

FILED
AT 140 O'CLOCK PM

AUG 29 2024

NOTICE OF FORECLOSURE SALE

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

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated January 8, 2020 and recorded on January 10, 2020 as Instrument Number 2020-00390129 in the real property records of **ANGELINA County, Texas**, which contains a power of sale.

Sale Information: October 01, 2024, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Courthouse Annex, located at 606 E Lufkin Avnue, Lufkin, Texas in the hall outside of the Commissioner's Courtroom adjacent to the atrium, or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DIANA GARCIA AND MARTIN GARCIA secures the repayment of a Note dated January 8, 2020 in the amount of \$304,000.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4823669

ServiceLink

Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Harriett Fletcher, Sharon St. Pierre, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Marlene Zografos, Paige Bentley, Benjamin Wooten, Gary Wilson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Harriett Fletcher, Sharon St. Pierre, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Marlene Zografos, Paige Bentley, Benjamin Wooten, Gary Wilson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 29th day of August, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont, August 29, 2024

Being all that certain tract or parcel of land containing 62.162 acres, situated in the Sara Odell Survey, Abstract No. 494, being all of that that same and certain "Exhibit B" (called 18.559 acres) and "Exhibit C" (called 43.606 acres), as described in Partition Deed recorded December 4, 1986, in Volume 661, Page 864, as Document No. 10953, in the Official Public Records of Angelina County, Texas (O.P.R.A.C.T.), to which reference is hereby given. Said 62.162 acres being further described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch iron rod found in the north margin of Farm-to-Market Road No. 328 (F.M. 328), for the most southerly southwest corner of a called 292.29 acre tract (save and except 39.08 acres), as described in Deed recorded August 14, 2014, as Document No. 320476, in the Official Records of Angelina County Texas (O.R.A.C.T.), same being the southeast corner and Point of Beginning of the herein described tract;

THENCE South 59°42'33" East, along and with the north margin of F.M. 328, a distance of 837.78 (called 837.82) feet to a 1/2 inch iron rod found for the southeast corner of "Exhibit D" (called 39.745 acres) in the above-referenced deed, recorded in Volume 661, Page 864 as Document No. 10953 (O.P.R.A.C.T.), same being the southwest corner of the herein described tract;

THENCE North 30°28'02" West, along and with the east boundary line of the aforementioned 39.745 acre tract, a distance of 1997.86 (called 1997.67) feet to a 1/2 inch iron rod found for an interior ell corner of same, being the most southerly northwest corner of the herein described tract;

THENCE North 59°44'31" East, continuing along and with the common boundary line of the aforementioned 39.745 acre tract, a distance of 138.06 (called 138.10) feet to a 1/2 inch iron rod found for an interior ell corner of the herein described tract;

THENCE North 30°28'02" West, continuing along and with the east boundary line of the aforementioned 39.745 acre tract, a distance of 1479.73 (called 1479.83) feet to a 1/2 inch iron rod found in the south boundary line of a called 50 acre "Tract No. One", as described in Deed dated December 31, 1986, recorded in Volume 666, Page 838, as Document No. 210 (O.P.R.A.C.T.) for the northeast corner of the called 39.745 acres, same being the most northerly northwest corner of the herein described tract;

THENCE North 60°00'03" East, along and with the south boundary line of the aforementioned 50 acre tract, passing a 1/2 inch iron pipe found for the southeast corner of same at a distance of 109.43 feet, which point is also the most northerly southwest corner of the aforementioned called 292.29 acre tract (save and except 39.08 acres), and continuing for a total distance of 699.70 (called 699.74) feet to a 1/2 inch iron rod found for an interior ell corner of same, and same being the northeast corner of the herein described tract;

THENCE South 30°28'04" East, along and with the west boundary line of the aforementioned called 292.29 acre tract (save and except 39.08 acres), a distance of 3473.95 (called 3473.94) feet to the Point of Beginning and containing 62.162 acres, more or less.

Accepted for Filing in:
Angelina County
On: Jan 10, 2020 at 03:49P