

FILED  
AT 3:26 O'CLOCK P M  
SEP 09 2024

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**ANGELINA County**

**Deed of Trust Dated:** October 22, 2003

**Amount:** \$75,550.00

**Grantor(s):** CHRISTOPHER EVETT and DEBORAH EVETT

**Original Mortgagee:** 21ST MORTGAGE CORPORATION

**Current Mortgagee:** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1

**Mortgagee Servicer and Address:** c/o NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 00176300

**Legal Description:** SEE EXHIBIT A

**Date of Sale:** October 1, 2024 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, REID RUPLE, MICHAEL KOLAK, MOLLIE MCCOSLIN, HARRIETT FLETCHER OR SHARON ST. PIERRE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



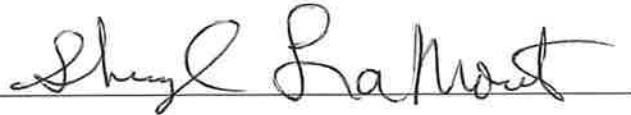
Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2023-003413



Printed Name: Sheryl LaMont, September 9, 2024

c/o Tejas Trustee Services

14800 Landmark Blve, Suite 850

Addison, TX 75254

## EXHIBIT "A"

BEGINNING at a 1.25" iron rod found for the Southeast corner of that certain 3.193 acre tract which was conveyed from Dorothy Fay Crain, et al, to Anthony Wayne Walker, et ux, by deed dated August 25, 1993 and recorded in Volume 931, on Page 792 of the Deed Records of Angelina County, Texas, same being the Northeast corner of the above referred to 1.86 acre tract, located in the West boundary line of that certain 18.5 acre tract which was conveyed from Myrtle Pride, et vir, to Hollis Burnett by deed dated August 6, 1960 and recorded in Volume 247, on Page 146 of the Deed Records of Angelina County, Texas, from which an axle found for the Northeast corner of said 3.193 acre tract bears North 461.24 feet;

THENCE SOUTH 219.45 feet to the Northeast corner of that certain 1 acre tract which was conveyed from Albert Elizalde, et ux, to Robert G. Walker, et ux, by deed dated February 6, 1974 and recorded in Volume 409, on Page 598 of the Deed Records of Angelina County, Texas, a ½" iron pipe found for corner from which a 1.5" iron pipe found bears N 01° 44' 06" W 19.49 feet;

THENCE N 89° 01' 55" W with the North boundary line of said Walker 1 acre tract, at 347.86 feet intersect the existing centerline of County Road No. 309, found a ½" iron rod for corner from which a ½" iron pipe found for reference corner bears S 89° 01' 55" E 20.00 feet, a ¾" iron pipe found bears N 62° 03' 53" E 19.48 feet, a jackshaft found bears N 89° 01' 55" W 253.05 feet, and a ½" iron rod found bears N 89° 01' 55" W 833.73 feet;

THENCE three lines following the meanders of the existing centerline of said county road, and with that certain 6.4 acre tract which was conveyed from B. W. Horton, et ux, to Ernest Wayne Walker by deed dated October 5, 1973 and recorded in Volume 405, on Page 168 of the Deed Records of Angelina County, Texas, lying to the left (West), as follows:

- 1) N 12° 08' 14" W 84.46 feet,
- 2) N 15° 55' 37" W 50.90 feet,
- 3) N 18° 33' 17" W 85.48 feet to a ½" iron rod found for the Southwest corner of that certain 1.064 acre tract which was conveyed from Dorothy Fay Crain, et al, to Robert Gerald Walker, et ux, by deed dated August 26, 1993 and recorded in Volume 931, on Page 800 of the Deed Records of Angelina County, Texas, from which a ½" iron rod found for reference bears N 89° 46' 28" E 17.40 feet, a 1" iron pipe found bears N 25° 03' 42" W 149.53 feet, and a ½" iron rod found bears N 11° 31' 32" W 157.47 feet;

THENCE N 89° 46' 28" E with South boundary line of said 1.064 acre tract, 254.00 feet to a ½" iron rod found for the Southeast corner thereof, being also the Southwest corner of the above mentioned 3.193 acre tract;

THENCE N 89° 59' 40" E with South boundary line of said 3.193 acre tract, 152.73 feet to the place of beginning containing 1.86 acres of land, approximately 0.10 acre lies within the right of way of said County Road No. 309.

Basis of Bearings : The East boundary line of that certain 3.193 acre tract which was conveyed from Dorothy Fay Crain, et al, to Anthony Wayne Walker, et ux, by deed dated August 25, 1993 and recorded in Volume 931, on Page 792 of the Deed Records of Angelina County, Texas, which line is called NORTH.