FILED
AT 11:11 O'CLOCK A M

OCT 29 2026

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 152009-TX

Date: October 26, 2026

County where Real Property is Located: Angelina

ORIGINAL MORTGAGOR:	STEPHEN BURNS, JOINED HEREIN PRO FORMA BY HIS WIFE, CANDICE BURNS Also signed by CANDICE BURNS
ORIGINAL MORTGAGEE:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INTERLINC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE:	MCLP ASSET COMPANY, INC.
MORTGAGE SERVICER:	NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 12/14/2007, RECORDING INFORMATION: Recorded on 12/17/2007, as Instrument No. 2007-00238299 and later modified by a loan modification agreement recorded as Instrument 2024-449316 on 08/27/2024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE JOHN MASSINGILL SURVEY, ABSTRACT NO. 450 AND BEING ALL OF THAT CERTAIN 0.275 ACRE TRACT DESCRIBED IN A DEED FROM DIBOLL-WILLIMAS CONSTRUCTION, INC. TO ANNALISA CASPER, ET VIR DATED JUNE 14, 2002 AND RECORDED IN VOLUME 1588 ON PAGE 272 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, (AND BEING ALL OF TRACT NO. 22 OF WILL HEIGHT SUBDIVISION- AN UNRECORDED SUBDIVISION) TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: MORE ACCURATELY DESCRIBED IN LEGAL EXHIBIT A**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/5/2027,** the foreclosure sale will be conducted in **Angelina** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for MCLP ASSET COMPANY, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

AP NOS/SOT 08212019

4892043

Matter No.: 152009-TX

MCLP ASSET COMPANY, INC.
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SERVICELINK AGENCY SALES AND POSTING, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

152009-TX

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JOHN MASSINGILL SURVEY, ABSTRACT NO. 450 and being all of that certain 0.275 acre tract described in a deed from Diboll-Williams Construction, Inc. to Annalisa Casper, et vir dated June 14, 2002 and recorded in Volume 1588 on Page 272 of the Deed Records of Angelina County, Texas, (and being all of Tract No. 23 of WILL HEIGHT SUBDIVISION - an unrecorded subdivision) to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the aforesaid referred to Casper tract, the Northwest corner of that certain 0.357 acre tract (Tract No. 6 of WILL HEIGHT SUBDIVISION) described in a deed from Diboll-Williams Construction, Inc. to Ronald Scheepstra, et al dated June 4, 1999 and recorded in Volume 1211 on Page 848 of the Deed Records of Angelina County, Texas, the Northeast corner of that certain 0.335 acre tract (Tract No. 7 of WILL HEIGHT SUBDIVISION) described in a deed from Robert & Janie Investments, Inc. to Eric J. Williams, et ux dated June 7, 1999 and recorded in Volume 1212 on Page 215 of the Deed Records of Angelina County, Texas, and the Southeast corner of that certain 0.275 acre tract (Tract No. 21 of WILL HEIGHT SUBDIVISION) described in a deed from Jeremy Scott Johnson, et ux to Joseph Glenn Warren, et ux dated March 17, 2005 and recorded in Volume 2148 on Page 149 of the Deed Records of Angelina County, Texas, a ½" rod found for corner witnessed by a ½" rod bearing S 89° 59' 05" W 80.13 feet, a fence corner bearing S 37° E 0.4 feet, a fence corner bearing S 60° E 0.9 feet, and a fence corner bearing S 30° W 0.4 feet;

THENCE N 10° 07' 45" W (called N 10° 00' 00" W) with the West boundary line of the said Casper tract and the East boundary line of the said Warren tract, at 149.73 feet (called 150.00 feet) the Northwest corner of the said Casper tract and the Northeast corner of the said Warren tract, a ½" rod found for corner in the South right-of-way line of Sandalwood (50 feet wide right-of-way in Volume 1242 on Page 822), said pipe witnessed by a ½" rod bearing S 79° 50' 00" W 80.12 feet,

THENCE N 79° 58' 31" E (called N 80° 00' 00" E) with the North boundary line of the said Casper tract and the South right-of-way line of the said Sandalwood (Willow Street), at 79.96 feet (called 80.00 feet) the Northeast corner of the said Casper tract and the Northwest corner of that certain 0.275 acre tract (Tract No. 23 of WILL HEIGHT SUBDIVISION) described in a deed from Harry William Hammond to Leon D. Yawn, et ux dated March 28, 2003 and recorded in Volume 1738 on Page 267 of the Deed Records of Angelina County, Texas, a ½" rod found for corner (in a water meter) witnessed by a ½" rod bearing N 80° 01' 32" E 80.00 feet;

THENCE S 10° 09' 24" E (called S 10° 00' 00" E) with the East boundary line of the said Casper and the West boundary line of the Yawn tract, at 149.64 feet (called 150.00 feet) the Southeast corner of the said Casper tract, the Southwest corner of the said Yawn tract, the Northwest corner of that certain 0.364 acre tract (Tract No. 5 of WILL HEIGHT SUBDIVISION) described in a deed from Carey S. Johnson, et ux to William Orvil Havens, Jr. dated May 12, 2004 and recorded in Volume 1976 on Page 8 of the Deed Records of Angelina County, Texas, and the Northeast corner of the aforesaid Scheepstra tract, a ½" rod found for corner (at a fence corner witnessed by a ½" rod bearing N 80° 02' 13" E 79.98 feet, a fence corner bearing S 37° W 0.5 feet, and a fence corner bearing S 75° E 0.9 feet;

THENCE S 79° 54' 39" W (called S 80° 00' 00" W) with the South boundary line of the said Casper tract and the North boundary line of the said Sheepstra tract, at 80.03 feet (called 80.00 feet) the point and place of beginning and containing 0.275 acre of land, more or less.

Basis of Bearings: The North boundary line of that certain 0.256 acre tract (Tract No. 10 of WILL HEIGHT SUBDIVISION) described in a deed from Diboll-Williams Construction, Inc. to Joseph P. Mucciolo, et ux dated October 31, 2000 and recorded in Volume 1321 on Page 130 of the Real Property Records of Angelina County, Texas, (deed call - S 79° 54' 47" W 79.95 feet - unrecorded subdivision plat call - S 80° 00' 00" W 80.00 feet) - found ½" rods 79.93 feet apart).