

DEC 10 2018

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

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Rachael J. Anderson and Justin M. Reed, are hereby notified that on ~~Wednesday~~, January 2, 2019 between the hours of 10:00 a.m. and 1:00 p.m. at the Angelina County Courthouse Annex, located at 660 East Lufkin Ave, in the city of Lufkin, County of Angelina, State of Texas 75901 in the hallway outside the Commissioner's Courtroom adjacent to the atrium; or the front steps of the main entrance to Angelina County Courthouse if the Courtroom is closed for holidays or elections or wherever else designated by the Commissioner's court. or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

**BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ALLEN NOBBS SURVEY, ABSTRACT NO. 486 and being all that certain called 0.646 acre tract conveyed to Irene Taylor in the document recorded in Volume 1612 on Page 311 of the Real Property Records of Angelina County, Texas, also known as Lot 1 of Salem Subdivision Phase 1 (unrecorded subdivision) to which references are hereby made for all purposes and being more particularly described by metes and bounds in the attached Exhibit "A" together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 1999 MHDMAN00000006 REDMAN HOMES INC [BURLESON] Manufactured Home; Model: SHADOWRIDGE; Serial No.: 12534531; Label/Seal No.: PFS0638057 which manufactured home has been placed on the real property.**

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 305 Arthur Beauchamp Rd, Huntington, Texas 75949

The sale will be made to satisfy the debt evidenced by the Promissory Note dated June 16, 2014, in the original principal sum of \$49,668.25, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated June 16, 2014. The Deed of Trust was executed by you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Angelina County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through November 17, 2018 is \$52,412.30. Said balance continues to accrue interest per day after that date at \$12.74 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated November 15, 2018. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated this 19<sup>th</sup> day of November, 2018

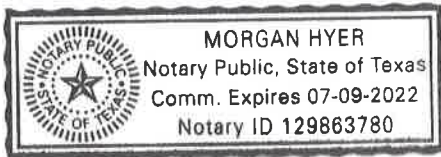
By: [Signature]  
Monica Schulz Orlando, Trustee  
of Michael Gary Orlando, Trustee  
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 19<sup>th</sup> day of November, 2018,  
by Monica Schulz Orlando.

[Signature]  
NOTARY PUBLIC In and For  
The State of Texas



Printed Name: Morgan Hyer  
My Commission Expires: 7/9/22

**EXHIBIT "A"**

**BEING** all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ALLEN NOBBS SURVEY, ABSTRACT NO. 486 and being all that certain called 0.646 acre tract conveyed to Irene Taylor in the document recorded in Volume 1612 on Page 311 of the Real Property Records of Angelina County, Texas, also known as Lot 1 of Salem Subdivision Phase I (unrecorded subdivision) 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 point in the approximate centerline of Arthur Beauchamp Road for the Southwest corner of the aforesaid referred to 0.646 acre tract and the Northwest corner of a called 4.500 acre tract conveyed to Brent L. Parker, et ux in the document recorded in Volume 1557 on Page 311 of the said Real Property Records, from which a 1/2" iron pin found for reference bears N 88° 29' 27" E. 28.66 feet and a 1" iron pipe found for the Southwest, corner of the said 4.500 acre tract bears S 00° 29' 26" W 175.81 feet;

**THENCE** along the West boundary line of the said 0.646 acre tract and along the said centerline of the said road, N 00° 29' 26" E. at 108.49 feet a point in the said centerline for Northwest corner of the said 0.646 acre tract and the most Northerly Southwest corner of a called 0.846 acre tract (aka Lot 2) conveyed to Delbert Ennis Murphy, et ux in Document # 2006-00220420 of the said Official Public Records from which a 1/2" iron pin found for reference bears N 89° 11' 59" E. 23.00 feet;

**THENCE**, along the common boundary line of the said 0.646 acre tract and the said 0.8406 acre tract the following two (2) courses:

- 1) N 89° 11' 59" E at 266.32 feet the Northeast corner of the said 0.646 acre tract and an ell corner of the said 0.8406 acre tract;
- 2) S 03° 32' 07" W at 105.54 feet a 1/2" iron pin found for the Southeast corner of the said 0.646 acre tract and the most Southerly Southwest corner of the said 0.8406 acre tract on the North boundary line of the said 4.500 acre tract;

**THENCE**, along the common boundary line of the said 0.646 acre tract and the said 4.500 acre tract, S 88° 29' 27" W at 260.81 feet the POINT AND PLACE OF BEGINNING and containing 0.646 acre of land, more or less, of which 0.1 acre lies within Arthur Beauchamp Road.

The bearings for this tract are based on the North boundary line of the said 0.646 acre tract (N 89° 11' 59" E)