

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED
AT 3:30 O'CLOCK P M

JAN 24 2019

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

TS#: 19-21941

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/8/2008, DAVID W. SEMIEN, SR. AND SPOUSE, SIGRID OLIN SEMIEN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GREGORY S. GRAHAM, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR ASPIRE FINANCIAL INC. DBA TEXASLENDING.COM, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$125,164.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR ASPIRE FINANCIAL INC. DBA TEXASLENDING.COM, which Deed of Trust is Recorded on 10/10/2008 as Volume 2008-00249122, Book , Page , in Angelina County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.L. QUINALTY SURVEY, ABSTRACT NO. 40 AND BEING ALL OF THAT CERTAIN 0.753 ACRE TRACT DESCRIBED IN A DEED FROM GERALD E. KRAWCZYNSKI, ET UX TO JAMES E. MECHELAY, ET UX DATED NOVEMBER 8, 1999 AND RECORDED IN VOLUME 1235 ON PAGE 777 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS (AND BEING A PART OR PORTION OF LOT NO. 9 OF BLOCK NO. 2 OF THE KERR'S ADDITION, REVISED, A SUBDIVISION IN THE CITY OF LUFKIN, TEXAS

AS RECORDED IN CABINET B ON SLIDE 3-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, AND THE SOUTH 1/2 OF THE ALLEY LYING ADJACENT TO LOT NO. 9), 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 SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 0.753 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 0.433 ACRE TRACT DESCRIBED IN A DEED FROM THE PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS TO KEVIN ELLIS, ET UX DATED MAY 7, 1998 AND RECORDED IN VOLUME 1152 ON PAGE 432 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, AN AXLE FOUND FOR CORNER IN THE SOUTH BOUNDARY LINE OF



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THE AFORESAID REFERRED TO LOT NO. 9 AND THE NORTH RIGHT-OF-WAY LINE OF WEST MENELEE AVENUE (25 FEET FROM THE EXISTING CENTERLINE), SAID AXLE WITNESSED BY AN AXLE BEARING N 70° 00' 14" E 100.07 FEET;

THENCE S 70° 00' 14" W WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.753 ACRE TRACT, THE SOUTH BOUNDARY LINE OF THE SAID LOT NO. 9, AND THE NORTH RIGHT-OF-WAY LINE OF THE SAID WEST MENELEE AVENUE, AT 170.49 FEET THE SOUTHWEST CORNER OF THE SAID 0.753 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID LOT NO. 9, A 1/2" PIPE FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SOUTH RAGUET STREET (25 FEET FROM THE EXISTING CENTERLINE), SAID PIPE WITNESSED BY A CONCRETE MONUMENT BEARING S 40° 40' 43" W 57.62 FEET;

THENCE N 19° 29' 57" W WITH THE WEST BOUNDARY LINE OF THE SAID 0.753 ACRE TRACT, THE WEST BOUNDARY LINE OF THE SAID LOT NO. 9, AND THE EAST RIGHT-OF-WAY LINE OF THE SAID SOUTH RAGUET STREET, AT 193.54 FEET THE NORTHWEST CORNER OF THE SAID 0.753 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT (SOUTH 1/2 HALF OF THE ALLEY) DESCRIBED IN A DEED FROM THE CITY OF LUFKIN TO C. L. DUPUY DATED JANUARY 21, 1955 AND RECORDED IN VOLUME 188 ON PAGE 598 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE FOUND FOR CORNER IN THE CENTERLINE OF A 20 FEET WIDE ALLEY, SAID PIPE WITNESSED BY A FENCE POST BEARING N 19° 30' W 1.0 FEET, A 1/2" PIPE BEARING N 64° 54' 12" W 70.21 FEET, AND A POINT FOR THE SOUTHWEST CORNER OF THAT CERTAIN 0.379 ACRE TRACT DESCRIBED IN A DEED FROM TRAVIS CARRINGTON, ET UX TO CHRISTINE B. GIBSON DATED AUGUST 22, 1986 AND RECORDED IN VOLUME 647 ON PAGE 377 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, BEARING N 19° 29' 57" W 1.21 FEET;

THENCE N 70° 10' 28" E WITH THE NORTH BOUNDARY LINE OF THE SAID 0.753 ACRE TRACT, THE NORTH BOUNDARY LINE OF THE SAID DUPUY TRACT (188/598), AND THE CENTERLINE OF THE SAID ALLEY, AT 111.35 FEET PASS A FENCE CORNER (SOUTHEAST CORNER OF THE SAID 0.379 ACRE TRACT) 0.87 FEET LEFT, AT 168.79 FEET THE NORTHEAST CORNER OF THE SAID 0.753 ACRE TRACT, AN AXLE FOUND FOR CORNER WITNESSED BY A 1/2" PIPE BEARING N 69° 56' 21" E 170.59 FEET;

THENCE S 20° 00' 00" E WITH THE EAST BOUNDARY LINE OF THE SAID 0.753 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE AFORESAID 0.433 ACRE TRACT, AT 9.93 FEET PASS ON LINE A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.433 ACRE TRACT, AT 193.03 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.753 ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS: THE EAST BOUNDARY LINE OF THE SAID 0.753 ACRE TRACT (DEED CALL - S 20° 00' E 193.03 FEET).

Commonly known as: **120 W MENELEE ST, LUFKIN, TX 75904**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Karen Lilley, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **4/2/2019 at 1:00 PM**, or no later than three (3) hours after such time, in **Angelina** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN, TX IN THE HALLWAY OUTSIDE 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 HOLIDAY**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 1/24/2019



By: Substitute Trustee(s)

Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Karen Lilley, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston

C/O Carrington Foreclosure Services, LLC

P.O. Box 3309

Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.