

REGIONS MORTGAGE (UPN)  
TOBIAS JR. JORGE AND JESSICA ALONSO  
1001 JONES STREET, LUFKIN, TX 75901

FHA 5122206719703  
Firm File Number: 19-033239

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 23, 2016, JORGE TOBIAS, JR, UNMARRIED MAN AND JESSICA ALONSO, UNMARRIED WOMAN AS TENANTS BY THE ENTIRETY, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2016-00338022, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Angelina** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

LOT NO. TWENTY-SEVEN (27), BLOCK NO. SEVEN (7), OF ENGLEWOOD TERRACE, A SUBDIVISION TO THE CITY OF LUFKIN, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 101-A&B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

Property Address: 1001 JONES STREET  
LUFKIN, TX 75901  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE  
7130 GOODLETT FARMS PARKWAY  
A4W  
CORDOVA, TENNESSEE 38016

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.

**FILED**  
AT 134 O'CLOCK 10 M  
**MAY 30 2019**  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By MO

  
SUBSTITUTE TRUSTEE

Kathleen Adkins, , Evan Press, Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Beatrice Carrillo, John McCarthy, Kevin McCarthy, Stephanie Kohler, Catrena Ward, Reid Ruple, or Zach McCarthy  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**