

HSBC MORTGAGE SERVICES, INC. (HSF)
WARREN, JOSEPH AND MARCIA
185 SANDALWOOD, LUFKIN, TX 75904

CONVENTIONAL
Our File Number: 14-019247

FILED
AT 2:17 O'CLOCK P.M.

FEB 09 2015

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
[Signature]

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 17, 2005, JOSEPH GLENN WARREN AND WIFE, MARCIA YVONNE WARREN, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CREVECOR MORTGAGE, INC. 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 00196254 Volume 2148, Page 148, 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, March 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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:

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 THAT CERTAIN 0.275 ACRE TRACT DESCRIBED IN A DEED FROM ROBERT & JANIC INVESTMENT, INC. TO JEREMY SCOTT JOHNSON, ET UX DATED JULY 3, 2002 AND RECORDED IN VOLUME 1621 ON PAGE 260 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 185 SANDALWOOD
LUFKIN, TX 75904
Mortgage Servicer: HSBC MORTGAGE SERVICES, INC.
Noteholder: HSBC MORTGAGE SERVICES INC
636 GRAND REGENCY BLVD
BRANDON, FLORIDA 33510

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

[Signature]
SUBSTITUTE TRUSTEE
ROBERT LAMONT OR SHERYL LAMONT OR DAVID
SIMS/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.

EXHIBIT "A"

GP 05-0158

Doc 88196234 Bk NP Vol 2148 Pg 176

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 Robert & Janie Investment, Inc. to Jeremy Scott Johnson, et ux dated July 3, 2002 and recorded in Volume 1821 on Page 260 of the Real Property Records of Angelina County, Texas, (and being all of Tract No. 21 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 terms and bounds as follows, to-wit:

BEING all of the Southwest corner of the aforesaid referred to Johnson tract, the Northwest corner of that certain 0.335 acre tract (Tract No. 7 of WILL HEIGHT SUBDIVISION) described in a deed from Robert & Janie Investment, Inc. to Eric J. Willmon, et ux dated June 7, 1999 and recorded in Volume 1212 on Page 213 of the Real Property Records of Angelina County, Texas, the Northwest corner of that certain 0.307 acre tract (Tract No. 8 of WILL HEIGHT SUBDIVISION) described in a deed from D'Boill-Williams Construction, Inc. to Eppy G. Watts, et ux dated February 23, 1998 and recorded in Volume 1140 on Page 53 of the Real Property Records of Angelina County, Texas, and the Southeast corner of that certain 0.275 acre tract (Tract No. 20 of WILL HEIGHT SUBDIVISION) described in a deed from Robert & Janie Investment, Inc. to Crystal Rouse dated April 9, 2003 and recorded in Volume 1562 on Page 46 of the Real Property Records of Angelina County, Texas, a 1/4" rod found for corner witnessed by a 1/4" rod bearing S 79° 55' 37" W 88.06 feet, a fence corner bearing N 86° E 0.5 feet, and a fence corner bearing S 62° W 0.4 feet;

THENCE N 10° 07' 08" W (called N 10° 08' 00" W) with the West boundary line of the said Johnson tract and the East boundary line of the said Rouse tract, at 148.49 feet (called 150.00 feet) the Northwest corner of the said Johnson tract and the Northeast corner of the said Rouse tract, a 1/4" pipe 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 1/4" rod bearing S 79° 56' 43" W 80.00 feet;

THENCE N 79° 50' 00" E (called N 80° 00' 00" E) with the North boundary line of the said Johnson tract and the South right-of-way line of the said Sandalwood (Willow Street), at 80.12 feet (called 80.00 feet) the Northeast corner of the said Johnson tract and the Northwest corner of that certain 0.275 acre tract (Tract No. 22 of WILL HEIGHT SUBDIVISION) described in a deed from D'Boill-Williams Construction, Inc. to Annellen Casper, et ux dated June 14, 2002 and recorded in Volume 1588 on Page 272 of the Real Property Records of Angelina County, Texas, a 1/4" rod found for corner witnessed by a 1/4" rod bearing N 79° 58' 01" E 408.96 feet;

THENCE S 10° 07' 45" E (called S 10° 00' 00" E) with the East boundary line of the said Johnson tract No. 23 and the West boundary line of the Casper tract, at 149.73 feet (called 150.00 feet) the Southeast corner of the said Johnson tract, the Southwest corner of the said Casper tract, the Northwest corner of that certain 0.357 acre tract (Tract No. 6 of WILL HEIGHT SUBDIVISION) described in a deed from D'Boill-Williams Construction, Inc. to Ronald Schespain, et ux dated June 4, 1999 and recorded in Volume 1211 on Page 848 of the Real Property Records of Angelina County, Texas, and the Northeast corner of the aforesaid Willmon tract, a 1/4" rod found for corner witnessed by a 1/4" rod bearing N 79° 54' 39" E 80.03 feet, a fence corner bearing N 58° E 0.3 feet, and a fence corner bearing S 46° W 0.5 feet;

THENCE S 80° 00' 03" W (called S 80° 00' 00" W) with the South boundary line of the said Johnson tract and the North boundary line of the said Willmon tract, at 80.15 feet (called 80.00 feet) the point and place of beginning and containing 0.275 acre of land, more or less.

Beats of Burial: The North boundary line of that certain 0.256 acre tract (Tract No. 19 of WILL HEIGHT SUBDIVISION) described in a deed from D'Boill-Williams Construction, Inc. to Joseph P. Muenkelop, et ux dated October 31, 2000 and recorded in Volume 1321 on Page 130 of the Real Property Records of Angelina County, Texas, (dead end - S 79° 54' 47" W 79.95 feet - unrecorded subdivision plat call - S 80° 00' 00" W 80.00 feet - found 1/4" rods 79.95 feet apart).

In the County Clerk's Office
Angelina County

Mar. 18, 2005

STATE OF TEXAS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the index and page of the record books of Angelina County as depicted herein by me.

Michelle Ketchum
By
Receipt Number - 75561

Account Number: 00196234
Amount: 76.00

Filed for Record by
Angelina County
On Mar 18, 2005 at 03:29