

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County Deed of Trust:

Dated: January 19, 2007

Amount: \$70,490.00

Grantor(s): ADRIANA RAMIREZ, ALEJANDRO SANDOVAL, JOSUE ROSIS and YESSICA SANDOVAL

Original Mortgagee: BANCO POPULAR NORTH AMERICA

Current Mortgagee: METROPOLITAN LIFE INSURANCE COMPANY

Mortgagee Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2007-00224876

Legal Description: SEE EXHIBIT A

Date of Sale: August 4, 2015 between the hours of 1:00 PM. and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHERYL LAMONT OR ROBERT LAMONT OR DAVID SIMS OR KEN HAMMOND OR KAREN LILLEY OR BEN LILLEY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-003218

Sheryl LaMont 6-18-15
SHERYL LAMONT OR ROBERT LAMONT OR DAVID SIMS OR KEN
HAMMOND OR KAREN LILLEY OR BEN LILLEY
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

FILED
AT 12:30 CLOCK P.M.
JUN 18 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas



EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.A. BONTON SURVEY, ABSTRACT NO. 5 and being all of those certain two tracts described as Tract One (0.459 acre) and Tract Two (10 feet by 200 feet strip) in a deed from Texas Rainey Day Investments, Inc. to Edward Lee Harwell, et ux dated September 19, 2005 and recorded in Document No. 204194 of the Deed Records of Angelina County, Texas, (said 0.459 acre being all of Lot No. 15 of Block 11 of Rollingwood Subdivision, an unrecorded subdivision and said 10 feet by 200 feet strip being a part or portion of Lot No. 16 of Block 11 of Rollingwood Subdivision, an unrecorded subdivision) to which references are 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 Tract One, a ½" pipe found for corner in the North right-of-way line of Rollingwood Road (approximately 23.5 feet from the existing centerline) and the East right-of-way line of Brenkie Street (approximately 23.5 feet from the existing centerline), said pipe witnessed by a ¾" pipe bearing South 69° 57' 30" West 50.05 feet;

THENCE North 20° 00' 00" West with the West boundary line of the said Tract One and the East right-of-way line of the said Brenkie Street (50 feet left for right-of-way), at 199.70 feet the Northwest corner of the said Tract One and the Southwest corner of that certain tract described in a deed from Thomas S. Kleppe, Administrator, Small Business Administration to Lee Roy Johnson, et ux dated May 18, 1972 and recorded in Volume 389 on Page 115 of the Deed Records of Angelina County, Texas, a ½" pipe found for corner (approximately 22.5 feet from the existing centerline), said pipe witnessed by a ¾" pipe bearing South 71° 34' 39" West 50.23 feet (call 50' feet) and a 1" pipe bearing North 19° 50' 42" West 99.93 feet (call 100 feet);

THENCE North 70° 00' 00" East with the North boundary line of the said Tract One, the North boundary line of the aforesaid referred to Tract Two, and the South boundary line of the said Johnson tract, at 100.01 feet pass on line a ½" pipe found for the Northeast corner of the said Tract One, the Northwest corner of the said Tract Two, and the Northwest corner of that certain 0.459 acre tract described in a deed from Kenneth Koon to Larry Flowers, et ux dated May 24, 1978 and recorded in Volume 473 on Page 838 of the Deed Records of Angelina County, Texas, at 110.01 feet the Northeast corner of the said Tract Two, a ½" pipe set for corner witnessed by a ½" pipe (at a fence corner) bearing North 70° 00' 00" East 90.01 feet;

THENCE South 20° 00' 00" East with the East boundary line of the said Tract Two (land to the East is the residue of the said Flowers 0.459 acre tract (473/838), at 199.70 feet (called 200 feet) the Southeast corner of the said Tract Two, a ½" pipe set for corner in the North right-of-way line of the aforesaid Rollingwood Road (approximately 23.5 feet from the existing centerline), said pipe witnessed by a 5/8" rod bearing North 69° 18' 42" East 89.61 feet ;

THENCE South 70° 00' 00" West with the South boundary line of the said Tract Two, the South boundary line of the aforesaid Tract One, the South boundary line of the said Flowers 0.459 acre tract (473/838), and the North right-of-way line of the said Rollingwood Road (50 feet left for right-of-way), at 10.00 feet pass on line a ½" pipe found for the Southwest corner of the said Tract Two, the Southwest corner of the said Flowers 0.459 acre tract (473/838), and the Southeast corner of the said Tract One, at 110.01 feet (called 100 feet) the point and place of beginning and containing 0.504 acre of land, more or less.

Basis of Bearings: The North boundary line of Block No. 7 of Rollingwood Subdivision unrecorded (½" pipe found at the Northeast corner to a ½" rod - South 70° 00' 00" West 300.05 feet).