

OCT 09 2015

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Kelvin R. Plemons and Melanie M. Plemons, are hereby notified that on Tuesday, November 3, 2015 between the hours of 10:00 a.m. and 1:00 p.m., at 606 East Lufkin Ave., in the city of Lufkin, County of Angelina, State of Texas 75902, or wherever else designated by the commissioner's court for foreclosures, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

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

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the W.N. LEMOND SURVEY, NO. 419 and being a part or portion of that certain called 25.630 acre tract conveyed to Sherrell Marie Whiddon Walker in the document recorded in Volume 710 on Page 459 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as set forth 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 MHDMAN00000360 HBOS Manufacturing LP Manufactured Home; Model: Marlette; Serial No.: MV405097A/B; Label/Seal No.: RAD1165832/3 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 312 Sherman Rd, Huntington, Texas 75949.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated July 19, 2013, in the original principal sum of \$77,093.01, executed by both of you as Makers to Vanderbilt Mortgage and Finance Inc. as payees, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated July 19, 2013. The Deed of Trust was executed by both of 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 to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through October 31, 2015 is \$86,111.29. Said balance continues to accrue interest per day. 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 September 30, 2015. 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 1st day of October, 2015.

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

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 1st day of October, 2015,
by Monica Schulz Orlando.

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



Printed Name: Morgan J. Hyer

My Commission Expires: 6/24/18

Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the W.N. LEMOND SURVEY, NO. 419 and being a part or portion of that certain called 25.630 acre tract conveyed to Sherrell Marie Whiddon Walker in the document recorded in Volume 710 on Page 459 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pipe found on the West margin of Sherman Road, for the Southeast corner of the aforesaid referred to 25.630 acre tract, the Southwest corner of a called 2.11 acre tract conveyed to Clarence E. Adams & Darlene W. Adams Revocable Living Trust in Document # 2006-00218423 of the Official Public Records of the said County and the Northwest corner of a called 7.378 acre tract (GROSS) conveyed to Jerry B. Pride in Document # 2009-00257174 of the said Official Public Records and a called 0.500 acre tract conveyed to Jerry B. Pride in the document recorded in Volume 2205 on Page 201 of the said Real Property Records;

THENCE, along the common boundary line of the said 25.630 acre tract, the said 7.378 acre tract and the said 0.500 acre tract, S 89° 47' 24" W at 518.20 feet a 1/2" iron pin set for corner, from which a 1/2" iron pin found for the Southwest corner of the said 25.630 acre tract bears S 89° 47' 24" W 1049.52 feet;

THENCE, across the said 25.630 acre tract the following two (2) courses:

- 1) N 00° 09' 07" W at 241.15 feet a 1/2" iron pin set for corner;
- 2) N 89° 50' 32" E at 117.44 feet a 2" iron pipe found for an ell corner of the said 25.630 acre tract and the Southwest corner of a called 5.000 acre tract conveyed to William Edgar Rogers, et ux in the document recorded in Volume 705 on Page 522 of the said Real Property Records;

THENCE, along the common boundary line of the said 25.630 acre tract and the said 5.000 acre tract, N 89° 50' 32" E at 449.40 feet a 1/2" iron pipe found, on the West margin of Sherman Road, for the most Easterly Northeast corner of the said 25.630 acre tract, the Southeast corner of the said 5.000 acre tract and an angle corner of the said 2.11 acre tract;

THENCE, along the common boundary line of the said 25.630 acre tract and the said 2.11 acre tract, S 11° 16' 24" W at 245.55 feet the POINT AND PLACE OF BEGINNING and containing 3.000 acres of land, more or less, of which 0.05 acre lies within Sherman Road.

The bearings for this tract are based on the South boundary line of the said 26.530 acre tract (S 89° 47' 24" W).