

FILED
AT 12:00 O'CLOCK P.M.
JAN 08 2016

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Scotty D. Williams and Sheila Gerner, are hereby notified that on Tuesday, February 2, 2016 between the hours of 10:00 a.m. and 1:00 p.m. at 606 East Lufkin Avenue, 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:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas and being in the Allen Nobbs Survey, Abstract No. 486, and being a part or portion of that certain 35.712 acre tract or parcel of land as recorded in the Deed Records of Angelina County, Texas in volume 1556 on page 232 from Ellen Garletha Adams to Morgan P. Flournoy, and dated April 9, 2002, to which reference is hereby made for any and all purposes, with said part or portion being Lot 6 of an unrecorded Subdivision known as Salem Subdivision, and said Lot 6 being more fully 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 1997 MHDMAN00000010 Redman Homes Incorporated [Athens] Manufactured Home; Model: Riviera; Serial No.: 12324963AB; Label/Seal No.: PFS0439474/5 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 235 Arthur Beauchamp Road, Huntington, Texas 75949.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated April 19, 2004, in the original principal sum of \$60,660.01, 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 April 19, 2004. The Deed of Trust was executed by both of you as Grantors to Kevin T. Clayton 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 January 15, 2016 is \$48,291.40. 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 January 4, 2016. 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.

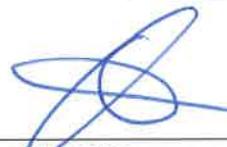
Dated this 6th day of January, 2016.

By: 

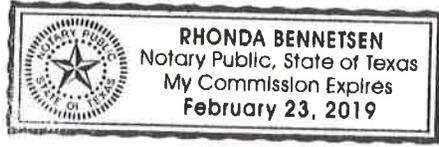
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 6th day of January, 2016,
by Monica Schulz Orlando.



NOTARY PUBLIC In and For
The State of Texas



Printed Name: Rhonda Bennetsen
My Commission Expires: 2-23-19

FIELDNOTES - LOT 6
 0.9549 ACRES - ALLEN NOBBS SURVEY
 ABSTRACT NO 486 - ANGELINA COUNTY, TEXAS

Being all that certain tract or parcel of land lying and situated in Angelina County, Texas and being in the Allen Nobbs Survey, Abstract No.486, and being a part or portion of that certain 35.712 acre tract or parcel of land as recorded in the Deed Records of Angelina County, Texas in volume 1556 on page 232 from Ellen Garletha Adams to Morgan P. Flournoy, and dated April 9, 2002, to which reference is hereby made for any and all purposes, with said part or portion being Lot 6 of an unrecorded Subdivision known as Salem Subdivision, and said Lot 6 being more fully described by metes and bounds as follows to-wit:

Commencing at a 1 in. iron pipe found for the Southwest corner of the aforesaid referred to 35.712 acre tract, Thence N 0° 29' 27" E, along the West boundary line of same, at a distance of 567.82 feet, a point for corner in the oiled surface of a County Road known as Beauchamp Road, said point being the POINT OF BEGINNING, and from which a 1/2 in. iron rod found for reference bears N 89°53'17" E - 17.70 feet;

Thence continuing along the West boundary line of the said 35.712 acres, and with in part the East boundary line of a called 9.80 acre tract of Tim Haney as recorded in the Deed Records of Angelina County, Texas in volume 324 on page 560, and within the margins of Beauchamp Road, N. 0° 29' 27" E at a distance of 30.00 feet, the Southwest corner of that certain 1.0383 acre tract of Billy Wilson et ux Kellie Wilson as recorded in the DROACT in volume 1881 on page 200, a point for corner;

Thence with the South boundary line of the said Wilson tract, N 89° 53' 17" E, at a distance of 17.14 feet, pass on line a 1/2 in. iron rod found for reference, and at a total distance of 515.37 feet, a 1/2 in. iron rod found for corner;

Thence S 6° 42' 01" W, at a distance of 146.03 feet, the North east corner of that certain 0.8640 acre tract of Hiram B. Ogden as recorded in the DROACT in volume 1731 on page 192, a 1/2 in. iron rod found for corner;

Thence with the North boundary line of the said Ogden tract, S 89° 53' 17" W, at a distance of 224.51 feet, the Northwest corner of same, a 1/2 in. iron rod found for corner;

Thence N 3° 32' 07" E, at a distance of 115.23 feet, a 1/2 in. iron rod found for corner;

Thence S 89° 53' 17" W, at a distance of 281.19 feet, the POINT OF BEGINNING; said described tract containing 0.9549 acre, more or less, of which 0.012 acres lies within the margin of Beauchamp Road. The herein described tract is known as Lot 6 of Salem Subdivision (unrecorded) and said tract is subject to a 20 feet utility easement running S 0°45'16" E with the centerline being an existing power-line which crosses the North boundary line of the herein described tract at 42.70 feet East of its Northwest corner, and a 10 feet wide utility easement running with and along the East boundary line of said Lot 6.

(note: the base bearing for this survey is the West boundary line of the aforesaid referred to 35.712 acre tract as recorded in volume 1556 on page 232 of the Deed Records of Angelina County, Texas (N 00° 29' 27" E)).

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify that these notes are a result of a survey made by me on the ground and all corners were found or found as indicated. Surveyed April 21, 2004.


 Daniel E. Cummins R.P.L.S 6295