

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County

Deed of Trust Dated: October 12, 2006

Amount: \$80,000.00

Grantor(s): CHRISTIE OLIVAREZ and HOMER OLIVAREZ

Original Mortgagee: FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK

Current Mortgagee: U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage-Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 2006-00221274

Legal Description: SEE ATTACHED EXHIBIT "A"

Date of Sale: May 3, 2016 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.

ROBERT LAMONT OR SHERYL LAMONT OR DAVID SIMS 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 Mortgagor, 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-023149


ROBERT LAMONT OR SHERYL LAMONT OR DAVID SIMS
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007
4-7-16

FILED
AT 3:00 O'CLOCK PM
APR 07 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: 

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the LEWIS HOLLOWAY SURVEY, ABSTRACT NO. 310 and being all of that certain 1 acre tract described in an assignment of a contract of sale from Adrian Windham to Raymond D. Adams, et ux dated February 19, 1976 and recorded in Volume 435 on Page 632 of the Deed Records of Angelina County, Texas, to which reference is 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 Northwest corner of the aforesaid referred to 1 acre tract and the Southeast corner of that certain 1.021 acre tract described in a deed from Gary Dean Boyd, Sr. to Maria R. Ibarra, et al dated April 20, 1995 and recorded in Volume 1007 on Page 715 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner (in a fence) in the West boundary line of that certain 5.377 acre tract described in a deed from Sam F. Cole, Jr., Independent executor of the Estate of Oscar P. Wolff, deceased to Buford Maddux dated November 3, 1972 and recorded in Volume 393 on Page 884 of the Deed Records of Angelina County, Texas (said 5.377 acre tract later conveyed as Tract No. 4 (1.8230 acres) in a deed from Jolyn Harline Hemphill, et al to Texas BHM, Ltd. dated May 10, 2002 and recorded in Volume 1903 on Page 201 of the Deed Records of Angelina County, Texas), said pipe witnessed by the end of a fence bearing N 70° W 1.8 feet;

THENCE S 08° 24' 11" W (called S 05° W) with the East boundary line of the said 1 acre tract and the West boundary line of the said 5.377 acre tract, at 114.17 feet (called 114 feet) the Southeast corner of the said 1 acre tract and the Northeast corner of that certain 2 acre tract currently owned by Betty Brookshire Wade (see affidavit in Volume 526 on Page 676 - said 2 acre tract previously owned by L.T. Brookshire - see Tract No. 3 in Volume 189 on Page 489), a 1" pipe found for corner (in a fence) witnessed by a 1/2" pipe bearing S 08° 05' 06" W 254.08 feet;

THENCE N 88° 39' 38" W (called West) with the South boundary line of the said 1 acre tract and with the North boundary line of the said Wade 2 acre tract, at 358.16 feet the Southwest corner of the said 1 acre tract, a 1/2" rod found for corner in the East margin of Hubbard Street, said rod being approximately 17 feet from the existing centerline of the said Hubbard Street, said rod witnessed by a fence corner bearing N 02° E 24.1 feet and a 1/2" rod bearing S 07° 47' 57" E 253.81 feet;

THENCE N 00° 40' 23" W (called N 02° W but called to go with the East boundary line of said road - no document found of record for right of way of said road although the partition deed in Volume 189 on Page 489 appears to convey 20 feet wide strip off of each tract for a 40 feet wide right-of-way for the road but no document found conveying same to the City of Lufkin) with the West boundary line of the said 1 acre tract and the East margin of the said Hubbard Street, at 107.09 feet (called 110 feet) the Northwest corner of the said 1 acre tract, a 1/2" rod found for corner (at a fence corner) in the South boundary line of the aforesaid 1.021 acre tract, said rod being approximately 20 feet from the existing centerline of the said Hubbard Street, said rod being a 20.02 feet reference for the Southwest corner of the said 1.021 acre tract, said rod witnessed by a power pole bearing N 11° W 15.9 feet and a 1/2" rod found for a 20.02 feet reference for the Northwest corner of the said 1.021 acre tract bearing N 02° 42' 18" W 109.51 feet;