

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County

Deed of Trust Dated: December 5, 2006

Amount: \$120,000.00

Grantor(s): MARY BETH FITZSIMMONS

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

Original Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B.
Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.

Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 2727 SPRING CREEK DRIVE, SPRING, TX 77373

Recording Information: Document No. 2006-00222931

Legal Description: SEE EXHIBIT A

WHEREAS MARY BETH FITZSIMMONS is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 9, 2016 under Cause No. CV-00714-15-11 in the 217TH Judicial County Court of ANGELINA County, Texas

Date of Sale: June 7, 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



KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-007046



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

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 470, IN ANGELINA COUNTY, TEXAS, AND BEING A PART OR PORTION OF A 21.36 ACRE TRACT OF LAND CONVEYED TO CHAMP MCMULLEN BY ARTEMEESE WILSON, ET AL, BY DEED DATED THE 30TH DAY OF NOVEMBER, 1951, AND RECORDED IN VOL. 164 PAGE 482, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE S.E. CORNER OF A 1.76 ACRE TRACT OF LAND CONVEYED TO F.R. WADE, ET UX, BY CHAMP MCMULLEN, ET UX, BY DEED DATED THE 7TH DAY OF JUNE, 1963, AND RECORDED IN VOL. 272, PAGE 262, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AN IRON PIPE FOR CORNER ON THE E.B. LINE OF THE AFORESAID REFERRED TO 21.36 ACRE TRACT, AND ALSO BEING ON THE WEST RIGHT-OF-WAY OF THE NEW HIGHWAY NO. 69;

THENCE S 18 DEG. 31 MIN. E WITH THE E.B. LINE OF THE AFORESAID REFERRED TO 21.36 ACRE TRACT; AND THE WEST RIGHT-OF-WAY OF THE NEW HIGHWAY NO. 69, AT 205.9 FEET, AN IRON PIPE FOR CORNER AT THE N.E. CORNER OF AN 0.689 ACRE RIGHT-OF-WAY EASEMENT TO TEXAS POWER & LIGHT COMPANY BY CHAMP MCMULLEN DATED THE 14TH DAY OF JUNE 1963, AND RECORDED IN VOL 280, PAGE 136, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE S 87 DEG. 19 MIN. W WITH THE NORTH RIGHT-OF-WAY OF SAID EASEMENT, AT 319.0 FEET, AN IRON PIPE FOR CORNER AT THE N.W. CORNER OF SAID EASEMENT AND ALSO BEING ON THE WEST B. LINE OF THE AFORESAID REFERRED TO 21.36 ACRE TRACT ON THE EAST RIGHT-OF-WAY OF THE OLD HIGHWAY NO. 69;

THENCE N 34 DEG. 49 MIN. W. (CALLED N 35 W.) WITH THE W.B. LINE OF THE AFORESAID REFERRED TO 21.36 ACRE TRACT, AND THE EAST RIGHT-OF-WAY OF THE OLD HIGHWAY NO. 69, AT 112.85 FEET, AN IRON PIPE FOR CORNER AT THE S.W. CORNER OF SAID 1.76 ACRE TRACT;

THENCE N 69 DEG. 43 MIN. E WITH THE S.B. LINE OF SAID 1.76 ACRE TRACT AT 338.7 FEET, THE PLACE OF BEGINNING, CONTAINING 1.15 ACRE OF LAND.