

MAY 12 2016

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Ludivina Escobedo and Mayra Nagay aka Mayra A. Nagay are hereby notified that on Tuesday, June 7, 2016 between the hours of 10:00 a.m. and 1:00 p.m. at the Angelina County Courthouse, located at 215 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 that certain tract or parcel of land situated in the John Kelly Survey, A-398, Angelina County, Texas, and being a part or portion of that called 42.898 acre tract of land described in a Special Warranty Deed from Champion Realty Corporation to Southwood Timberlands Corporation, dated September 23, 2002, and recorded in Volume 1642, Page 107 of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made to for any and 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 2006 MHDMAN00000280 Fleetwood Homes of Texas LP Manufactured Home; Model: LAKE SPRINGS; Serial No.: TXFL684A/B22807LS11; Label/Seal No.: PFS0991279/80 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 1083 Scotty Beard Road, Lufkin, Texas 75901.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated May 23, 2007, in the original principal sum of \$79,525.14, 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 May 23, 2007. The Deed of Trust was executed by both of you as Grantors to Michael Gary Orlando 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.

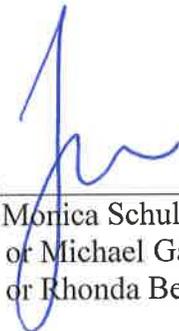
Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through June 4, 2016 is \$62,721.20. Said balance continues to accrue interest per day. The debt has been accelerated because both of you failed to cure the default as was requested in 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 May 2, 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 9th day of May, 2016.

By: 

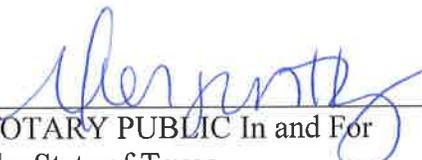
Monica Schulz Orlando, Trustee
of Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 9th day of May, 2016, by
Monica Schulz Orlando.





NOTARY PUBLIC In and For
The State of Texas

Printed Name: Morgan J. Hyer

My Commission Expires: 6/24/18

EXHIBIT "A"

BEING that certain tract or parcel of land situated in the John Kelly Survey, A-398, Angelina County, Texas, and being a part or portion of that called 42.898 acre tract of land described in a Special Warranty Deed from Champion Realty Corporation to Southwood Timberlands Corporation, dated September 23, 2002, and recorded in Volume 1642, Page 107 of the Real Property Records of Angelina County, Texas (RPRACT), and to which reference is hereby made to for any and all purposes and being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 1/2-inch iron rod found in the westerly line of a called 39.352 acre tract described in a Special Warranty Deed from Cook Forestry Products L.L.C. to Armando Navarro, Jr. and wife, Jill Navarro, dated August 23, 2001, and recorded in Volume 1462, Page 307, RPRACT, for the southeast corner of a called 3.783 acre tract described in a Special Warranty Deed from Champion Realty Corporation to M & M Water Supply Corporation (M&M W.S.C.), dated July 24, 2002, and recorded in Volume 1608, Page 240, RPRACT, for the northeast corner of the referenced tract;

THENCE South 03° 01' 01" East, along the common line of the referenced tract and said Navarro tract, 952.27 feet to a 4-inch concrete monument found for the southwest corner of said Navarro tract, same being the northwest corner of a called 18 acre tract of land described in a Deed from Sam G. Clark, Jr. to Johnnie N. Feeler, dated August 9, 1976, and recorded in Volume 444, Page 794, RPRACT;

THENCE South 03° 26' 53" East, along the common line of the referenced tract and said Feeler tract, 927.04 feet to a concrete monument found for the southwest corner of said Feeler tract and the northwest corner of a called 44.92 acre tract of land described as the "Second Parcel of Tract Two" in a Special Warranty Deed and Assignment from Doris May Brough Johns to Mark J. Brough, dated April 1, 1997, and recorded in Volume 1097, Page 335, RPRACT:

THENCE South 02° 48' 32" East, along the common line of the referenced tract and said Brough tract, 1386.65 feet to a 1/2-inch iron rod found for the POINT OF BEGINNING of the herein described tract;

THENCE South 02° 48' 32" East, along said common line, 148.00 feet to a concrete monument found for the southeast corner of the herein described tract, same being the southeast corner of the referenced tract and the northeast corner of that called 4.635 acre tract of land described in a Warranty Deed with Vendor's Lien from James T. Weaver and wife, La Qulta Weaver to Lloyd Franklin Glenn and wife, Helen Ann Glenn, dated August 31, 1984, and recorded in Volume 565, Page 792, RPRACT;

THENCE South 86° 49' 36" West, along the common line of the referenced tract and said Glenn tract, passing at 605.96 feet a 1/2-inch iron rod found for reference, continuing for a total distance of 630.96 feet to a 1/2-inch iron rod found in the centerline of Scotty Beard Road (County Road No. 125) for the southwest corner of the referenced tract, same being in the easterly line of the residual of a called 288.218 acre tract described in a Partial Correction Special Warranty Deed from International Paper Company to Champion Realty Corporation, dated May 24, 2001, and recorded in Volume 1449, Page 298, RPRACT, for the southwest corner of the referenced tract;

THENCE North 09° 10' 42" West, along the westerly line of the referenced tract, 149.27 feet to a 60 d nail found in the centerline of said Scotty Beard Road (County Road No. 125) for the northwest corner of the herein described tract;

THENCE North 86° 52' 00" East, across the referenced tract, passing at 25.00 feet a 1/2-inch iron rod found for reference, continuing for a total distance of 647.51 feet to the POINT OF BEGINNING and containing 2.175 acres of land, more or less, of which approximately 0.085 acre lies within the limits of County Road 125.

FLEETWOOD MOBILE HOME WITH SERIAL #TXFL684AB22807-LS11