

DEC 10 2019

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

By _____

Notice of Substitute Trustee Sale

T.S. #: 19-3040

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 immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 1/7/2020

Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**

Place: **Angelina County** Courthouse in LUFKIN, Texas, at the following location: **215 East Lufkin Avenue, Lufkin, Tx 75901 - or in the area designated by the commissioners court. (Courthouse annex-606 E Lufkin Avenue, Lufkin, TX) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/30/2010 and is recorded in the office of the County Clerk of Angelina County, Texas, under County Clerk’s File No 2010-00271776 recorded on 9/7/2010 of the Real Property Records of Angelina County, Texas.

1716 COURTNEY LN
LUFKIN, TX 75901

Trustor(s):	ODESSA J MARKHAM	Original Beneficiary:	ONE REVERSE MORTGAGE, LLC
Current Beneficiary:	Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3	Loan Servicer:	Kondaur Capital Corporation
Current Substituted Trustees:	Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold

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in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ODESSA J MARKHAM, A SINGLE PERSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

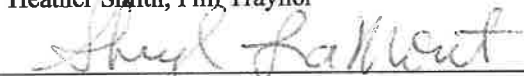
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$162,000.00, executed by ODESSA J MARKHAM, A SINGLE PERSON, and payable to the order of ONE REVERSE MORTGAGE, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ODESSA J MARKHAM, A SINGLE PERSON to ODESSA J MARKHAM. Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3
c/o Kondaur Capital Corporation
333 S. Anita Drive,
Suite 400,
Orange, CA 92868
(888) 566-3287

Dated: 16 December, 2019 Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor



Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Attn: Trustee Department

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EXHIBIT A

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE C.E. MCCLUNG SURVEY, ABSTRACT NO. 474 AND BEING ALL THAT CERTAIN CALLED 0.427 ACRE TRACT CONVEYED TO EMMA RUTH OLSEN IN THE DOCUMENT RECORDED IN VOLUME 747 ON PAGE 605 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" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO OLSEN TRACT AND THE NORTHEAST CORNER OF A CALLED 0.427 ACRE TRACT CONVEYED TO CHARLES VERNON MCKELVEY, ET AL, TRUSTEES, IN THE DOCUMENT RECORDED IN VOLUME 1136 ON PAGE 212 OF THE SAID REAL PROPERTY RECORDS, ON THE WEST RIGHT-OF-WAY LINE OF COURTNEY STREET; THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID OLSEN TRACT AND THE SAID MCKELVEY TRACT, S 70° 00' 00" W AT 209.50 FEET A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF THE SAID OLSEN TRACT AND THE NORTHWEST CORNER OF SAID MCKELVEY TRACT:

THENCE, ALONG THE WEST BOUNDARY LINE OF THE SAID OLSEN TRACT, N 20° 47' 00" W AT 89.00 FEET A 1/2" IRON PIN SET FOR THE NORTHWEST CORNER OF THE SAID OLSEN TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.423 ACRE TRACT CONVEYED TO L.A. PATTEY, ET UX IN THE DOCUMENT RECORDED IN VOLUME 212 ON PAGE 598 OF THE DEED RECORDS OF THE SAID COUNTY:

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID OLSEN TRACT AND THE SAID 0.423 ACRE TRACT, N 70° 00' 00" E AT 209.50 FEET A 1/2" IRON PIN SET FOR THE NORTHEAST CORNER OF THE SAID OLSEN TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.423 ACRE TRACT ON THE SAID ROW LINE:

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID OLSEN TRACT AND ALONG THE SAID ROW LINE. S 20° 47' 00" E AT 69.00 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.428 ACRE OF LAND. MORE OR LESS.