

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 9 O'CLOCK AM
FEB 03 2020
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

You, Brenda G. Mosley, are hereby notified that on Tuesday, March 3, 2020 between the hours of 10:00 a.m. and 1:00 p.m. at the Angelina County Courthouse Annex, located at 606 E. Lufkin Avenue, in the city of Lufkin, county of Angelina, State of Texas 75902 or wherever else designated by the Commissioner's Court for foreclosure sales, 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, out of the ALLEN NOBBS SURVEY, ABSTRACT NO. 486 and being all of that certain 0.82560 acre tract described in a deed from Billy R. Wilson, et al to Brenda G. Mosley dated October 20, 2008 and recorded in Document No. 2008-00249663 of the Deed Records of Angelina County, Texas (said 0.82560 acre tract being called Lot No. 7 of Salem Subdivision – an unrecorded subdivision) to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as set forth in Exhibit "A" attached hereto and incorporated herein for all purposes, 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 2016 MHDMAN00000485 CMF MANUFACTURING, INC. DBA TRUMH Manufactured Home; Model: 97TRU28724RH16; Serial No.: BEL005207TXA/B; Label/Seal No.: NTA1711418/9 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 231 Arthur Beauchamp Rd., Huntington, Texas 75949.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated December 8, 2016, in the original principal sum of \$78,641.97, executed by you as Maker to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated December 8, 2016. The Deed of Trust was executed by you as Grantor to K. Clifford Littlefield 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 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 as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through February 14, 2020 is \$80,906.51. Said balance continues to accrue interest per day after that date at \$19.10 per diem. 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 17, 2020. 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 1021 Main Street, Suite 1150, 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 27th day of January, 2020.

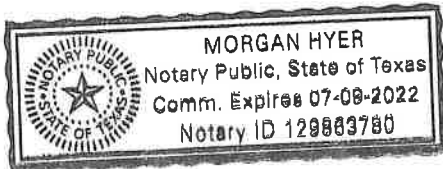
By: [Signature]
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 27th day of January, 2020,
by Monica Schulz Orlando.

[Signature]
NOTARY PUBLIC In and For
The State of Texas



Printed Name: Morgan Hyer
My Commission Expires: 7/9/22

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ALLEN NOBBS SURVEY, ABSTRACT NO. 486 and being all of that certain 0.82560 acre tract described in a deed from Billy R. Wilson, et al to Brenda G. Mosley dated October 20, 2008 and recorded in Document No. 2008-00249663 of the Deed Records of Angelina County, Texas (said 0.82560 acre tract being called Lot No. 7 of Salem Subdivision - an unrecorded subdivision) 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 Southeast corner of the aforesaid referred to 0.82560 acre tract and an interior ell corner of that certain 1.0383 acre tract (Lot No. 8 of Salem Subdivision - an unrecorded subdivision) described in a deed from Billy & Kellie Wilson to Morgan Flournoy dated July 30, 2008 and recorded in Document No. 2008-00246701 of the Deed Records of Angelina County, Texas, a ½" rod found for corner witnessed by a power pole bearing S 02° W 30.3 feet;

THENCE S 89°56' 02" W (called S 89° 53' 12" W) with the South boundary line of the said 0.82560 acre tract and a North boundary line of the said 1.0383 acre tract, at 267.81 feet (called 267.81feet) pass on line a ½" rod found for reference, at 284.43 feet (called 284.38 feet) the Southwest corner of the said 0.82560 acre tract and a Northwest corner of the said 1.0383 acre tract, a point for corner in the East boundary line of that certain 10.83 acre tract described in a deed from Florence Hawkins Crisp, Individually and as sole heir of the estate of R.R. Crisp, Deceased, to Tim Haney dated January 25, 1991 and recorded in Volume 824 on Page 560 of the Deed Records of Angelina County, Texas, said point being in Arthur Beauchamp Road (approximately 9 feet East of the existing centerline);

THENCE N 00° 29' 27" E (called N 00° 29' 27" E) with the West boundary line of the said 0.82560 acre tract, the East boundary line of the said 10.83 acre tract, and within the said Arthur Beauchamp Road, at 124.91 feet (called 125.01 feet) the Northwest corner of the said 0.82560 acre tract and the Southwest corner of that certain 1.1574 acre tract (Lot No. 9 of Salem Subdivision - an unrecorded subdivision) described in a deed from Morgan P. Flournoy, et ux to Sammy L. Elam, et ux dated June 7, 2007 and recorded in Document No. 2007-00230432 of the Deed Records of Angelina County, Texas, a point for corner approximately 11 feet East of in the existing centerline of the said Arthur Beauchamp Road, said point witnessed by the Northwest corner of the said 1.1574 acre tract bearing N 00° 29' 27" E 173.25 feet (said Northwest corner of the said 1.1574 acre tract witnessed by a ½" rod bearing S 89°05' 53" E 11.19 feet;

THENCE N 89°55' 30" E (called N 89° 53' 17" E) with the North boundary line of the said 0.82560 acre tract and the South boundary line of the said 1.1574 acre tract, at 14.23 feet (called 14.24 feet) pass on line a ½" rod found for reference, at 291.26 feet (called 291.03 feet) the Northeast corner of the said 0.82560 acre tract, the Southeast corner of the said 1.1574 acre tract, the Southeast corner of that certain 1.0729 acre tract (Lot No. 10 of

Salem Subdivision - an unrecorded subdivision) described in a deed from Morgan P. Flournoy to Jerry L. And Kathy C. Holloway dated May 21, 2011 and recorded in Document No. 2011-00281003 of the Deed Records of Angelina County, Texas, and a Northwest corner of the aforesaid 1.0383 acre tract, a ½" rod found for corner witnessed by a power pole bearing S 02° E 18.4 feet and a point in a power pole found for the Northeast corner of the said 1.1574 acre tract and the Northwest corner of the said 1.0729 acre tract bearing N 03° 28' 26" E 168.45 feet;

THENCE S 03° 37' 04" W (called S 03° 32' 07" W) with the East boundary line of the said 0.82560 acre tract and a West boundary line of the said 1.0383 acre tract, at 125.21 feet (called 125.25 feet) the point and place of beginning and containing 0.826 acre of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. Any statement or references in the above legal description to the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.