

FILED  
AT 7:32 O'CLOCK P.M.

JAN 31 2019

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ANGELINA County**

**Deed of Trust Dated:** June 22, 2007

**Amount:** \$95,500.00

**Grantor(s):** LIZETH MONRROY and LUCIO MONRROY JR

**Original Mortgagee:** SECURE MORTGAGE COMPANY

**Current Mortgagee:** SPECIALIZED LOAN SERVICING LLC

**Mortgagee Address:** SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

**Recording Information:** Document No. 2007-00231489

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

**Date of Sale:** March 5, 2019 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.

KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, RONNIE HUBBARD, ALLAN JOHNSTON, STEPHANIE KOHLER, CATRENA WARD, VANESSA MCHANEY OR REID RUPLE 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. §§ 3901 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-005520

  
KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT,  
ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER,  
SHARON ST. PIERRE, KAREN LILLEY, RONNIE HUBBARD,  
ALLAN JOHNSTON, STEPHANIE KOHLER, CATRENA WARD,  
VANESSA MCHANEY OR REID RUPLE  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

ASSIGNMENT OF NOTE  
AND DEED OF TRUST

BDFTE No.: 20080187406030  
Loan No : 4767706747  
Investor/Loan Type: FHLMC

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.A. PRADO SURVEY, ABSTRACT NO. 38 AND BEING ALL THAT CERTAIN CALLED 0.491 ACRE TRACT-NET CONVEYED TO MICHAEL R. SWEARINGEN IN THE DOCUMENT RECORDED IN VOLUME 2125 ON PAGE 313 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 PIN FOUND FOR THE SOUTHWEST CORNER OF THE AFORESAID REFERRED TO 0.491 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 1.982 ACRE TRACT CONVEYED TO RUBEN RAMOS, ET AL IN THE DOCUMENT RECORDED IN VOLUME 1086 ON PAGE 506 OF THE SAID REAL PROPERTY RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 0.491 ACRE TRACT AND THE SAID 1.982 ACRE TRACT, N 19 DEG 43' 47" W, AT 387.64 FEET PASS ON LINE A 1/2" IRON PIN FOUND FOR REFERENCE, AT 412.64 FEET A POINT IN SHAW STREET FOR THE NORTHWEST CORNER OF THE SAID 0.491 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 1.982 ACRE TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.491 ACRE TRACT AND WITHIN THE SAID STREET, N 70 DEG. 12' 18" E AT 30.01 FEET A POINT FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE SAID 0.491 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.5 ACRE TRACT CONVEYED TO AMY JOYCE CONNER IN THE DOCUMENT RECORDED IN VOLUME 2058 ON PAGE 278 OF THE SAID REAL PROPERTY RECORDS, FROM WHICH A 1/2" IRON PIPE BEARS S 19 DEG. 43' 47" E. 0.09 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINES OF THE SAID 0.491 ACRE TRACT AND THE SAID 0.5 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- 1) S 19 DEG. 43' 47" E AT 290.21 FEET A 1/2" IRON PIPE FOUND FOR AN ELL CORNER OF THE SAID 0.491 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 0.5 ACRE TRACT;
- 2) N 70 DEG. 07' 58" E AT 75.08 FEET A 1/2" IRON PIPE FOUND FOR THE MOST SOUTHERLY, NORTHEAST CORNER OF THE SAID 0.491 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.5 ACRE TRACT, ON THE WEST BOUNDARY LINE OF A CALLED 1.00 ACRE TRACT CONVEYED TO CHARLES L. MANN, ET UX IN THE DOCUMENT RECORDED IN VOLUME 456 ON PAGE 871 OF THE DEED RECORDS OF THE SAID COUNTY;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 0.491 ACRE TRACT AND THE SAID 1.00 ACRE TRACT, S 19 DEG. 59' 57" E AT 122.18 FEET A 1" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.491 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 1.00 ACRE TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.491 ACRE TRACT, S 70 DEG. 01' 04" WEST 105.67 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.496 ACRE OF LAND, MORE OR LESS, OF WHICH 0.017 ACRE LIES WITHIN SHAW STREET.

THE BEARING FOR THIS TRACT ARE BASED ON THE MOST SOUTHERLY EAST BOUNDARY LINE OF SAID 0.491 ACRE TRACT. MORE OR LESS.