

FILED
AT 12:05:00 CLOCK P.M.
JAN 19 2018
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas

SELECT PORTFOLIO SERVICING, INC. (SPS)
ORLOV, ALEXANDER
214 CHAPPERAL LANE, LUFKIN, TX 75904

CONVENTIONAL
Firm File Number: 16-025981

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 17, 2006, ALEXANDER ORLOV, LYNNE ORLOV, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CHARLES A. BROWN, BROWN & SHAPIRO, as Trustee, the Real Estate hereinafter described, to JPMORGAN CHASE BANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 00208878, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **March 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Angelina county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.A. LONGARIO SURVEY, ABSTRACT NO. 24 AND BEING (1) A PART OR PORTION OF THAT CERTAIN 49.37 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO FRANK STEVENSON DATED MAY 13, 1987 AND RECORDED IN VOLUME 682 ON PAGE 277 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS (SEE VOLUME 377 PAGE 908 FOR DESCRIPTION) AND (2) A PART OR PORTION OF THAT CERTAIN 47.00 ACRE TRACT DESCRIBED IN A DEED FROM J.F. WRIGHT ET UX TO FRANK B. STEVENSON, ET UX DATED JUNE 23, 1971 AND RECORDED IN VOLUME 377 ON PAGE 912 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 214 CHAPPERAL LANE
LUFKIN, TX 75904
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, SUCCESSOR TO THE
BANK OF NEW YORK TRUST COMPANY, NA, AS TRUSTEE, FOR THE CHASE
MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-S4
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.


SUBSTITUTE TRUSTEE 01-19-18
Robert LaMont, Sheryl LaMont, David Sims, Ronnie
Hubbard or Allan Johnston, Harriett Fletcher, Karen Lilley,
Sharon St. Pierre
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

CLIENT # 593661168

EXHIBIT A – LEGAL DESCRIPTION

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.A. LONGARIO SURVEY, ABSTRACT NO. 24 and being (1) a part or portion of that certain 49.37 acre tract described in a deed from the Veterans Land Board of the State of Texas to Frank Stevenson dated May 13, 1987 and recorded in Volume 682 on Page 277 of the Real Property Records of Angelina County, Texas (see Volume 377 Page 908 for description) and (2) a part or portion of that certain 47.00 acre tract described in a deed from J.F. Wright, et ux to Frank B. Stevenson, et ux dated June 23, 1971 and recorded in Volume 377 on Page 912 of the Deed Records of Angelina County, Texas, to which references are 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 Northeast corner of that certain 20.17 acre tract described in a deed from Arthur Allen Stanaland, et ux to Frank B. Stevenson, et al dated September 10, 1997 and recorded in Volume 1120 on Page 398 of the Real Property Records of Angelina County, Texas, and an interior ell corner of the aforesaid referred to 49.37 acre tract, a 1/2" pipe found for corner (at a pine knot), said pipe witnessed by a fence corner bearing N 78° W 2.3 feet, an 18" Sweet Gum (old) bearing N 37° 05' W 21.5 feet, and a 1/2" pipe (at a pine knot) bearing N 19° 49' 27" W 141.74 feet;

THENCE S 69° 53' 02" W (called S 69° 53' 02" W) with a South boundary line of the said 49.37 acre tract and a North boundary line of the said 20.17 acre tract, at 628.92 feet a Southwest corner of the said 49.37 acre tract and the Southeast corner a 40 feet wide strip of land (0.6875 acre - Volume 375 Page 92) deeded to Angelina County for a county road, a 3/4" pipe found for corner;

THENCE N 19° 39' 03" W (called N 20° 00' 00" W) with a West boundary line of the said 49.37 acre tract and with the end of the said 40 feet wide county road, at 40.02 feet the Northeast corner of the said 40 feet wide county road and the Southeast corner of that certain 1 acre tract described in a deed from B.V. Swoc, et al (d/b/a A to Z Enterprises) to Frank B. Stevenson, et al dated January 13, 1982 and recorded in Volume 527 on Page 472 of the Deed Records of Angelina County, Texas, a 1/2" rod found for corner;

THENCE N 69° 53' 02" E 2426.19 feet, a 1/2" pipe set for corner;

THENCE S 19° 57' 25" E, at 276.76 feet pass on line a 1/2" rod set for reference (in a transmission line), at 713.19 feet a 1/2" pipe set for corner;

THENCE S 69° 53' 02" W, at 1797.04 feet the Southeast corner of the aforesaid 20.17 acre tract and the Northeast corner of that certain 20.9 acre tract described in a deed from M.B. Spears, et ux to J.T. Wilkerson, et ux dated October 29, 1969 and recorded in Volume 371 on Page 907 of the Deed Records of Angelina County, Texas, a 1/2" pipe found for corner (at a pine knot and fence corner) in the West boundary line of the aforesaid referred to 47.00 acre tract;

THENCE N 19° 58' 29" W (called N 19° 58' 43" W) with the West boundary line of the said 47.00 acre tract, a West boundary line of the said 49.37 acre tract, and the East boundary line of the said 20.17 acre tract, at 105.22 feet pass a Southwest corner of the said 49.37 acre tract and the Northwest corner of the said 47.00 acre tract, at 105.34 feet pass a 1/4" pipe 0.61 feet right, at 673.16 feet (called 673.61 feet) the point and place of beginning and containing 30.00 acres of land, more or less.

Basis of Bearing: A South boundary line of the said 49.37 acre tract (dead call - S 69° 53' 02" W 629.15 feet).