

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County

Deed of Trust Dated: January 26, 2007

Amount: \$234,000.00

Grantor(s): LAURA HILEMAN

Original Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B.

Current Mortgagee: THE BANK OF NEW YORK MELLON, NOT INDIVIDUALLY BUT SOLELY AS CO-TRUSTEE FOR RML TRUST 2013-1

Mortgage Servicer and Address: c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2007-00225092

Legal Description: SEE EXHIBIT A

WHEREAS LAURA HILEMAN is deceased.

Date of Sale: May 1, 2018 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.

KIM HINSHAW OR KATHLEEN ADKINS, EVAN PRESS, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, RONNIE HUBBARD, ALLAN JOHNSTON, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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.

FILED
AT 3:44 O'CLOCK PM
MAR 01 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By [Signature]



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-000636

Sheryl Lamont 3-1-18

KIM HINSHAW OR KATHLEEN ADKINS, EVAN PRESS,
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,
HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY,
RONNIE HUBBARD, ALLAN JOHNSTON, BEATRICE
CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH
MCCARTHY
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

ALL THAT CERTAIN OR PARCEL OF LAND SITUATED IN ANGELINA COUNTY TEXAS, ON THE WATERS OF BILOXI CREEK, A TRIBUTARY OF THE NECHES RIVER, ABOUT 10 MILES S.E. FROM LUFKIN, AND BEING A PORTION OF THE J. M. SOTO 177 ACRE SURVEY AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST NORTHERN N. W. CORNER OF THE S. A. SPEARS 75-1/10 ACRE TRACT, A STAKE IN CENTER OF ROAD IN THE N. B. LINE OF SAID SOTO SURVEY;

THENCE SOUTH AT 18 FT. SET 1 IRON PIPE IN GROUND IN FENCE LINE AT 1181.5 FT. TO CONCRETE MONUMENT FOR CORNER

THENCE WEST AT 1257 FT. PASS 1 PIPE SET IN GROUND ON LINE AT 1287 FT. TO STAKE SET IN CENTER OF PUBLIC ROAD FOR CORNER;

THENCE N 4 DEG. 15 MIN E WITH CENTER LINE OF SAID ROAD AT 518 FT. STAKE FOR CORNER;

THENCE S 77 DEG 30 FT. 1 IRON PIPE SET IN GROUND ON LINE AT 409.4 FT. TO 1 IRON PIPE SET IN GROUND FOR CORNER;

THENCE N 0 DEG. 50 MIN. E AT 738.0 FT. TO 1 IRON PIPE SET IN FENCE LINE AT 756 FT TO STAKE IN CENTER OF ROAD;

THENCE EAST WITH CENTER OF ROAD AT 848.0 FT. TO THE PLACE OF BEGINNING CONTAINING 27.68 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING TWO (2) TRACTS OF LAND:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THEM. SOTO SURVEY, ABSTRACT NO. 547 AND BEING A PART OR PORTION OF THAT CERTAIN 27.68 ACRE TRACT DESCRIBED IN A DEED FROM LAURA HILEMAN,

ADMINISTRATOR OF THE ESTATE OF PAUL HILEMAN AND LAURA HILEMAN, INDIVIDUALLY, TO LAURA HILEMAN, INDIVIDUALLY, DATED MAY 14, 1990 AND RECORDED IN VOLUME 798, ON PAGE 822 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST NORTHERN NORTHWEST CORNER OF THE AFORESAID REFERRED TO 27.68 ACRE TRACT, A POINT FOR CORNER IN CORNER ROAD NO. 212;

THENCE EAST, WITH THE MOST NORTHERN NORTH BOUNDARY LINE OF THE SAID 27.68 ACRE TRACT AND THE SAID ROAD, AT 294.92 FEET A POINT FOR CORNER;

THENCE SO DEGREE 50' 00" W, AT 18.91 FET PASS ON LINE A 1/2" IRON PIN SET FOR REFERENCE CORNER, AT 757.04 FEET A 1/2" IRON PIN SET FOR CORNER;

THENCE WEST, AT 294.92 FEET AN INTERIOR CORNER OF THE SAID 27.68 ACRE TRACT, A 1" IRON PIPE FOUND FOR CORNER;

THENCE NO DEGREE 50' 00" E, WITH THE MOST NORTHERN WEST BOUNDARY LINE OF THE SAID 27.68 ACRE TRACT, AT 739.04 FEET A 1" IRON PIPE FOUND FOR REFERENCE CORNER, AT 757.04 FEET (CALLED 756 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 5.12 ACRE OF LAND, MORE OR LESS, OF WHICH 0.12 ACRE LIES WITHIN THE SAID ROAD.

SAVE AND EXCEPT THE FOLLOWING TRACT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE JOSE MARIA SOTO SURVEY, ABSTRACT NO. 547, AND BEING A PART OR PORTION OF A 27.68 ACRE TRACT OF LAND CONVEYED BY DEED FROM LAURA HILEMAN, ADMINISTRATOR OF THE ESTATE OF PAUL HILEMAN AND LAURA HILEMAN. INDIVIDUALLY, TO LAURA HILEMAN, INDIVIDUALLY, DATED MAY 14, 1990, OF RECORD IN VOLUME 789, PAGE 822 OF THE REAL

PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TORWIT:

BEGINNING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST {NORTH) 376.19 FEET FROM A 4" X 4" CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 27.68 ACRE TRACT, A 1/2" IRON PIN SET FOR CORNER IN THE EAST BOUNDARY LINE OF SAID 27.68 ACRE TRACT AND THE WEST BOUNDARY LINE OF A 26.46 ACRE TRACT OF LAND CONVEYED BY DEED FROM RICHARD B. CRAVY, SR., A SINGLE MAN TO BOBBY L. FULLER, ET UX, DATED AUGUST 21, 1968, OF RECORD IN VOLUME 349, PAGE 642 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS:

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (WEST), FOR A DISTANCE OF 562.68 FEET, TO A 1/2" IRON PIN SET FOR CORNER;

THENCE NORTH 00 DEGREES 50 MINUTES 00 SECONDS EAST, AT 39.69 FEET PASS ON LINE A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF A 5.12 ACRE TRACT OF LAND CONVEYED BY DEED FROM LAURA HILEMAN TO ROSE ELLEN HILLIN, DATED AUGUST 9, 1991, OF RECORD IN VOLUME 845, PAGE 34 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, AT 777.82 FEET PASS ON LINE A 1/2" IRON PIN FOUND FOR REFERENCE, FOR A TOTAL DISTANCE OF 799.42 FEET, TO A POINT OF INTERSECTION WITH THE MOST NORTHERN NORTH BOUNDARY LINE OF THE AFORESAID REFERRED TO 27.68 ACRE TRACT, A POINT FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 212;

THENCE NORTH 89 DEGREES 28 MINUTES 38 SECONDS EAST, WITH THE MOST NORTHERN NORTH BOUNDARY LINE OF SAID 27.68 ACRE TRACT AND THE CENTER OF SAID COUNTY ROAD NO. 212, FOR A DISTANCE OF 551.08 FEET, TO THE NORTHEAST CORNER OF SAID 27.68 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFORESAID BOBBY L. FULLER 26.46 ACRE TRACT, A POINT FOR CORNER IN THE CENTER OF SAID ROAD;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (SOUTH), WITH THE EAST BOUNDARY LINE OF SAID 27.68 ACRE TRACT AND THE WEST BOUNDARY UNE OF SAID 26.46 ACRE TRACT, AT 18.00 FEET PASS ON LINE A 1/2" IRON PIN SET FOR REFERENCE, FOR A TOTAL DISTANCE OF 804.36 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 10.251 ACRE OF LAND, MORE OR LESS, OF WHICH 0.251 OF AN ACRE LIES IN THE AFORESAID COUNTY ROAD NO. 212.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS R32661; SOURCE OF TITLE IS BOOK 789 PAGE 822. (RECORDED 05-16-1990).