

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED
AT 4:00 O'CLOCK PM
MAR 08 2010
AMY FINCHER
County Clerk, County Court at Law
By Angelina County Texas

TS#: 16-15924

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/11/2009, Julissa Rodriguez-Saldivar, a single person and Ruben Enriquez, not joined herein by his spouse for this is not their homestead property, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert J. Adam, Stephen W. Bing or Leigh Ann Thompson, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Interline Mortgage, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$88,860.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Interline Mortgage, Inc., which Deed of Trust is Recorded on 8/14/2009 as Volume 2009-00259275, Book , Page , in **Angelina County**, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **4017 FM 842, LUFKIN, TX 75901**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Kim Hinshaw, 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, Zach Mccarthy, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Karen Lilley**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4649917



NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 5/1/2018 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Angelina County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN, TX IN THE HALLWAY OUTSIDE THE COMMISSIONER'S COURTROOM ADJACENT TO THE ATRIUM; OR THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE IF THE COURTROOM IS CLOSED FOR HOLID**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 3/8/2018



By: Substitute Trustee(s)

Kim Hinshaw, 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, Zach Mccarthy, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Karen Lilley

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
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***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the BLUFORD MITCHELL SURVEY, ABSTRACT NO. 435, and being a part or portion of a 32 acre tract of land described first under Tract No. Three (3) in that certain deed from T. E. Berry, et ux to John Edward Berry, dated December 21, 1966, of record in Volume 433, Page 91 of the deed 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, to-wit:

BEGINNING South 01 degrees 55 minutes 36 seconds East 196.18 feet from a 1"x 1" iron stake found for the Northwest corner of a 1.204 acre tract of land conveyed by deed from John Edward Berry, et ux to David Arthur Dunman, Jr., et ux, of record in Volume 513, Page 855 of the Deed records of Angelina County, Texas, a 1/2" iron pin set for corner in the West boundary line of same;

THENCE South 01 degrees 55 minutes 36 seconds East, with the west boundary line of said 1.204 acre tract, for a distance of 188.18 feet, to a point of intersection with the present Northwest boundary line of F.M. Highway No. 842, a 1/2" iron pin set for corner;

THENCE Three calls with the said Northwest right-of-way line of said F.M. Highway No. 842 as follows:

(1) South 57 degrees 29 minutes 38 seconds West, for a distance of 2.30 feet, to a Right-of-Way monument, with cap, found for corner;

(2) South 42 degrees 55 minutes 11 seconds West, for a distance of 51.66 feet, to a right-of-way monument, with cap, found for corner;

(3) South 57 degrees 29 minutes 38 seconds West, for a distance of 50.39 feet, to a 1/2" iron pin set for corner;

THENCE North 28 degrees 01 minutes 49 seconds West, for a distance of 135.47 feet, to a 1/2" iron pin set for corner;

THENCE North 01 degrees 55 minutes 36 seconds West, for a distance of 129.96 feet, to a 1/2" iron pin set for corner;

THENCE North 88 degrees 04 minutes 24 seconds East, for a distance of 141.40 feet, to the point and place of beginning, containing 0.681 of an acre of land, more or less.