

FILED
AT 12:51 O'CLOCK P.M.

MAR 19 2020

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

By _____
[Signature]

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County
Deed of Trust Dated: September 29, 2017
Amount: \$147,283.00
Grantor(s): MARGIE J FRANKLIN
Original Mortgagee: LOANDEPOT.COM, LLC
Current Mortgagee: LOANDEPOT.COM, LLC
Mortgagee Servicer and Address: c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618
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. 2017-00357423
Legal Description: SEE EXHIBIT A

Date of Sale: May 5, 2020 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 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.

[Signature: Anthony Garcia]

Anthony Adao Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-001009

[Signature: Sheryl Lamont] 03-19-2020

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618
Sheryl Lamont

EXHIBIT "A"

(Page 1 of 2)

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINALTY SURVEY, ABSTRACT NO. 40 and the L. HOLLOWAY SURVEY, ABSTRACT NO. 310 and being a part or portion of that certain 0.744 acre tract described in a deed from Douglas L. Nicholson, Jr., et ux to Phillip W. Hendrix, et ux dated June 29, 1984 and recorded in Volume 562 on Page 724 of the Deed Records of Angelina County, Texas, 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 Northeast corner of the aforesaid referred to 0.744 acre tract and the Southeast corner of RANDYBROOK ADDITION, a subdivision in the City of Lufkin, Texas, as recorded in Cabinet A on Slide 161-A of the Map and Plat Records of Angelina County, Texas, a concrete monument found for corner in the West boundary line of that certain 1.240 acre tract described in a deed from Roger L. Langford to Gilmore Cox dated March 17, 1978 and recorded in Volume 470 on Page 392 of the Deed Records of Angelina County, Texas, said monument witnessed by a fence corner bearing S 14° W 0.8 feet;

THENCE S 19° 50' 49" E (called S 19° 58' 10" W) with the East boundary line of the said 0.744 acre tract, at 146.16 feet the Northwest corner of that certain 0.011 acre tract (for additional right-of-way on Paul Avenue) described in a deed from Gilmore Cox to the City of Lufkin, Texas, as recorded in Volume 1053 on Page 556 of the Deed Records of Angelina County, Texas, and the Northeast corner of that certain 0.030 acre tract (for additional right-of-way on Paul Avenue) described in a deed from Phillip W. Hendrix, et al to the City of Lufkin, Texas, as recorded in Volume 1065 on Page 589 of the Deed Records of Angelina County, Texas, a ½" pipe set for corner in the North right-of-way line of Paul Avenue, said pipe being approximately 39 feet from the existing centerline, said pipe witnessed by a fence corner bearing N 07° W 0.7 feet;

THENCE two calls with the North right-of-way line of the said Paul Avenue and the North boundary line of the said 0.030 acre tract as follows:

- (1) S 72° 38' 46" W 90.42 feet, a ½" rod found for corner;
- (2) S 70° 08' 28" W, at 125.71 feet the Northwest corner of the said 0.030 acre tract and the Northeast corner of that certain 0.017 acre tract (for additional right-of-way on Paul Avenue) described in a deed from Theron Williams, Sr., et ux to the City of Lufkin, Texas, as recorded in Volume 1061 on Page 357 of the Deed Records of Angelina County, Texas, a ½" pipe set for corner in the West boundary line of the aforesaid 0.744 acre tract and the East boundary line of that certain 0.519 acre tract described in a deed from Joe Stegall, et al to Theron Williams, Sr., et ux dated February 29, 1980 and recorded in Volume 501 on Page 316 of the Deed Records of Angelina County, Texas, said pipe being approximately 35 feet from the existing centerline, said pipe witnessed by a ½" rod (bent) bearing N 30° 29' 04" W 0.35 feet, a power pole bearing S 07° E 6.1 feet, and a ½" rod bearing S 70° 08' 28" W 148.01 feet;

EXHIBIT "A"

(Page 2 of 2)

THENCE two calls with the West boundary line of the said 0.744 acre tract and the East boundary line of the said 0.519 acre tract as follows:

- (1) N 19° 44' 36" W (called N 19° 47' 49" W), at 87.16 feet the beginning of a 10° 47' 47" curve to the right, a ½" rod found for corner;
- (2) Northwesterly with the said curve to the right (Central Angle = 06° 19' 45" Radius = 530.70 feet with Long Chord Bearing and Distance = N 16° 23' 09" W 58.60 feet (called N 16° 37' 32" W 58.72 feet)), at 58.63 feet the Northwest corner of the said 0.744 acre tract and the Northeast corner of the said 0.519 acre tract, a ½" pipe set for corner (found concrete monument tore out) in the South boundary line of the aforesaid RANDYBROOK ADDITION, said pipe witnessed by a fence corner bearing N 80° E 0.8 feet, a fence corner bearing S 58° E 0.8 feet, and a concrete monument found for the Southwest corner of the said RANDYBROOK ADDITION and the Northwest corner of the said 0.519 acre tract bearing S 71° 04' 08" W 152.53 feet;

THENCE N 71° 04' 08" E (called N 71° 06' 13" E) with the North boundary line of the said 0.744 acre tract and the South boundary line of the said RANDYBROOK ADDITION, at 212.37 feet (called 212.33 feet) the point and place of beginning and containing 0.716 acre of land, more or less.