

FILED
AT 11:10 O'CLOCK A.M.

MAR 29 2019

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Curtis P. Anthony and Maggie J. Anthony, are hereby notified that on Tuesday, May 7, 2019, between the hours of 10:00 a.m. and 1:00 p.m., at the Angelina County Courthouse Annex, located at 606 East Lufkin Avenue, in the hallway outside the commissioners' courtroom adjacent to the atrium, in the city of Lufkin, County of Angelina, State of Texas, 75902, the undersigned will sell at public auction to the highest bidder for cash the following real property:

BEING all that certain tract or parcel of land out of the T. J. WILSON Survey, A-824, Angelina County, Texas, and being a part or portion of that certain 69.18 acre tract described as TRACT ONE, described in a deed from John R. Winston, Jr. to James W. Brough, dated October 10, 1985, recorded in Volume 606, Page 234 of the Deed 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 in the attached Exhibit "A", together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2006 FLEETWOOD HOMES OF TX INC [#12-1] Manufactured Home; Model: BEACON HILL; Serial No. TXFL612A/B47738BHII; Label/Seal No. PFS0957525/6, which manufactured home has been placed on and affixed to the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 756 Coach Redd Road, Lufkin, Texas 75901.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated November 20, 2007, in the original principal sum of \$94,056.03, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated November 20, 2007. The Deed of Trust was executed by you as Grantors to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Angelina County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff as of April 10, 2019 is \$99,736.95. Said balance continues to accrue interest per day after that date at \$15.07 per diem. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated March 12, 2019. As

successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 21st day of March, 2019.

[Handwritten Signature]
By: _____
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda J. Bennetsen, Trustee

STATE OF TEXAS

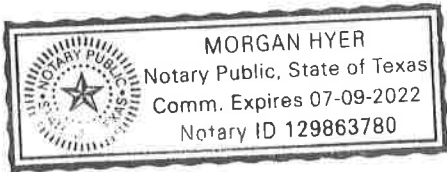
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COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME on this 21st day of March, 2019 by
Monica Schulz Orlando.

[Handwritten Signature]

NOTARY PUBLIC In and For
The State of Texas



Printed Name: Morgan Hyer

My Commission Expires: 7/9/22

"EXHIBIT A"

BEING all that certain tract or parcel of land out of the T.J. WILSON Survey, A-824, Angelina County, Texas, and being a part or portion of that certain 69.18 acre tract described as TRACT ONE, described in a deed from John R. Winston, Jr. to James W. Brough, dated October 10, 1985, recorded in Volume 606, Page 234 of the Deed 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 North 0° 51' 35" East, at 403.98 feet, and North 79° 27' 36" West, at 356.56 feet, from the Southeast corner of the aforesaid referred to 69.18 acre tract, a 1/2" iron pin set for corner;

THENCE North 79° 27' 36" West, at 225.64 feet, a 1/2" iron pin set for corner;

THENCE North 4° 35' 46" East, at 594.55 feet, intersect Southern R.O.W. line of a County Road, a 1/2" iron pin set for corner;

THENCE two (2) lines with the Southerly R.O.W. line of aforesaid referred to County Road as follows:

(1) Easterly on said 4.5022 degree curve to the left, (long chord brg. and distance = North 71° 53' 14" East, 70.43 feet), at 70.43 feet, a 1/2" iron pin set for corner;

(2) North 70° 17' 52" East, at 125.05 feet, a 1/2" iron pin set for corner;

THENCE South 0° 51' 35" West, at 698.04 feet, the place and point of beginning and containing 3.000 acres of land, more or less.

2006 Fleetwood Mobile Home having Serial# TXFL612AB47738-BH11 attached hereto.