

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County

Deed of Trust Dated: May 31, 2006

Amount: \$130,500.00

Grantor(s): JOSE GAMBOA and JULIA GAMBOA

Original Mortgagee: INTERBAY FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, 4425 Ponce DeLeon Blvd 5th Floor , Coral Gables, FL 33146

Recording Information: Document No. 2006-00214147

Legal Description: SEE EXHIBIT A

Date of Sale: June 4, 2019 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, STEPHANIE KOHLER, CATRENA WARD, VANESSA MCHANEY 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.

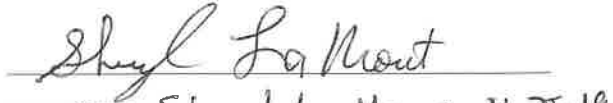
FILED
AT 3:20 O'CLOCK P.M.
APR 25 2019

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

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-001559



Printed Name: Sheryl LaMout 4-25-19
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

1.310 ACRE TRACT
FOR MRS. HAZLE BRENNAN
V. MICHELLI SURVEY, A-29

BEING all that certain tract or parcel of land lying and situated in the City of Lufkin, Angelina County, Texas out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being a part or portion of that certain 2.44 acre tract described in a deed from Michael P. Brennan to Hazel Beatrice Brennan, dated October 1, 1986 and recorded in Volume 653, on Page 65 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 Northeast corner of the aforesaid referred to 2.44 acre tract a 1/2" iron pipe found for corner on the West Right of Way line of U. S. Highway No.59;

THENCE S 10° 50' 26" E, with the East boundary line of the said 2.44 acre tract and the said West Right of Way line, at 115.20 feet a 1/2" iron pin set for corner;

THENCE S 79° 09' 34" W, at 242.19 feet intersect the Southwest boundary line of the said 2.44 acre tract, a 1/2" iron pin set for corner;

THENCE N 36° 04' 00" W, with the Southwest boundary line of the said 2.44 acre tract, at 321.37 feet the West corner of same, a 1/2" iron pipe found for corner;

THENCE S 76° 00' 00" E, with the North boundary line of the said 2.44 acre tract, at 417.82 feet the point and place of beginning and containing 1.310 acres of land, more or less.

Bearings based on call bearing for the North boundary line of the said 2.44 acre tract. See plat attached.


TEXAS SURVEYING ASSOCIATES




Louis D. Leggett
Louis D. Leggett, Registered Professional
Land Surveyor No. 1585, Lufkin, Texas
April 9, 1996 96063

Matter No.: 080297-TX

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.

By:  Substitute Trustee
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,
HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST.
PIERRE, RONNIE HUBBARD, KAREN LILLEY, PAUL A.
HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036


Sheryl LaMont 4-25-19