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 Angelina County, Texas

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.

APR 25 2019

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 c/o Tejas Trustee Services 14800 Landmark Blvd, Suite 850

Addison, TX 75254

EXHIBIT "A"

1.310 ACRE TRACT FOR MRS. HAZLE BRENNAN V. HICHELLI AURVEY, 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 Erennan, 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 100 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 foot a 1/2" iron pin set for corner;

THENCE 8 790 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

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 5 760 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 Registered Professional Land Surveyor No. 1585, Lufkin, Texas April 9, 1996

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 080297-TX

Date: April 17, 2019

ORIGINAL MORTGAGOR:

County where Real Property is Located: Angelina

ANTHONY VALLEJO AND SHANNON VALLEJO

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS

NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS

AMY FINCHER County Clerk, County Court at Law

Angelina County, Texas

SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: MORTGAGE SOLUTIONS OF COLORADO, LLC

MORTGAGE SERVICER: MORTGAGE SOLUTIONS OF COLORADO, LLC

DEED OF TRUST DATED 8/9/2016, RECORDING INFORMATION: Recorded on 8/11/2016, as Instrument No. 2016-00342792

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT NOS. SIXTEEN (16), SEVENTEEN (17) AND THE WEST HALF (1/2) OF EIGHTEEN (18), BLOCK NO. THIRTY (30), OF THE ORIGINAL TOWN OF HUNTINGTON, TEXAS AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID ADDITION, WHICH IS OF RECORD IN VOLUME 3, PAGE 590, (NOW CABINET A, SLIDE 192B) TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2019, the foreclosure sale will be conducted in Angelina County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

MORTGAGE SOLUTIONS OF COLORADO, LLC is acting as the Mortgage Servicer for MORTGAGE SOLUTIONS OF COLORADO, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. MORTGAGE SOLUTIONS OF COLORADO, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MORTGAGE SOLUTIONS OF COLORADO, LLC 1 Corporate Drive Suite 360, Lake Zurich IL 60047

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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AP NOS 12072016



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

Show Lamont 4-25-19

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