

SELECT PORTFOLIO SERVICING, INC. (SPS)
PHILLIPS, TERESA
415 DOGWOOD TRAIL, LUFKIN, TX 75904

CONVENTIONAL
Firm File Number: 19-033544

FILED
AT 11:420'CLOCK A M

AUG 29 2019

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 19, 2006, THERESA A. PHILLIPS AND ELLIS MICHAEL PHILLIPS, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of **ANGELINA COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2006-00220800, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Angelina** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

BEING LOT NO. SEVEN (7), BLOCK NO. TEN (10) OF THE C.F. THOMPSON SECOND ADDITION REVISED TO THE CITY OF LUFKIN, TEXAS, THE PLAT OF SAME IS RECORDED IN CABINET A, SLIDE 50-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS

Property Address: 415 DOGWOOD TRAIL
LUFKIN, TX 75904
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED
HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES 2006-FF18
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.

Sheryl LaMont 8-29-19

SUBSTITUTE TRUSTEE

.Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

TR 195 Trustee