

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 05/07/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Chambers County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 14, 2016 and recorded in the real property records of Chambers County, TX and is recorded under Clerk's Book 1698, Page 485 with JOSEPH DOUGLAS BAKER, JR., SUSAN BAKER, JOSEPH DOUGLAS BAKER, SR, MARGARET BAKER, DAVID GIBSON, and KAREN GIBSON (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK INC. DBA: ORION LENDING mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSEPH DOUGLAS BAKER, JR., SUSAN BAKER, JOSEPH DOUGLAS BAKER, SR, MARGARET BAKER, DAVID GIBSON, and KAREN GIBSON, securing the payment of the indebtedness in the original amount of \$290,147.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. American Financial Network, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT TEN (10), IN BLOCK ONE (1), OF FINAL PLAT FOR LAKES OF CHAMPION ESTATES, SECTION 2B, PHASE 1 AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. (2016) 110190 OF THE MAP/PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

15-165-2019-2896



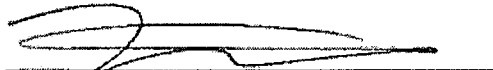
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

American Financial Network, Inc.
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Tommy Jackson, Ron Harmon, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

03/19/2019
Executed on



James E. Albertelli, P.A.
Corry Jacobs
Megan Clontz
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

3-21-19
Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Tommy Jackson, Ron Harmon, Tiffany Beggs,
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Tommy Jackson and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-21-19 I filed at the office of the Chambers County Clerk and caused to be posted at the Chambers County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 3-21-19

FILED FOR RECORD IN:
Chambers County
On: 3/21/2019 11:26:10 AM
Doc Number: 2019-2856
Number of Pages: 2
Amount: 10.00
Order#: 20190321000028
By: LM



Heather H. Hawthorne, County Clerk

Recorded: [Signature]