

SELECT PORTFOLIO SERVICING, INC. (SPS)
SCROGGINS, CHRISTINA A. AND JOE L. HERNANDEZ
JR.
50 HARDY LANE, HUNTSVILLE, TX 77320

CONVENTIONAL
Firm File Number: 15-020780

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 1, 2006, JOE L. HERNANDEZ JR, AND CHRISTINA A. SCROGGINS, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of WALKER COUNTY, TX and is recorded under Clerk's File/Instrument Number 00004478 Volume 753, Page 510, 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 6, 2018** 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, I will sell said Real Estate in the area designated by the Commissioners Court, of Walker 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 Walker, State of Texas:

SEE EXHIBIT A.

Property Address: 50 HARDY LANE
HUNTSVILLE, TX 77320
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST ON BEHALF OF J.P.
MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 8-30-18

SUBSTITUTE TRUSTEE

Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Ronnie Hubbard or Allan Johnston
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.

FILED FOR POSTING

At 1:24 o'clock PM

AUG 30 2018

KARI FRENCH, COUNTY CLERK
WALKER COUNTY, TEXAS

By Cassidy Hall Deputy

EXHIBIT "A"

Tract 1:

Lots Four (4) of Hardy Oaks Subdivision, a subdivision in Walker County, Texas according to the map or plat recorded in Volume 2, Page 39 of the Plat Records, Walker County, Texas.

Bk	Vol	Ps
00004478	OR	753 525

Tract 3-1.50 Acres:

Being 1.50 acres of land, more or less, situated in the A.E.HINSON SURVEY, Abstract No.272, Walker County, Texas and being out of and a part of a called 69.27 acre tract as described in a Deed from Dorothy N. Hardy to Mark Lacey Hardy, dated December 1, 1977 and recorded in Volume 312, Page 216, Deed Records and also being the same tract or parcel of land known as "Lot 3" of HARDY OAKS SUBDIVISION as per plat recorded in Volume 2, Page 39, Plat Records, said 1.50 acre tract is more definitely described as follows:

COMMENCING, for reference only, at the most easterly southeast corner of said Hardy tract, same being the southwest corner of a called 3.30 acre tract as described in "Tract No.Two" in a Deed from Dorothy N. Hardy to Odell Knight, dated January 9, 1978 and recorded in Volume 313, Page 724, Deed Records and also being the north line of a called 4 acre tract situated in the SYDNEY COLE SURVEY, Abstract No. 697 as described in a Deed from Mack Wayne Selman to Wilburn D. Dickerson, dated July 23, 1974 and recorded in Volume 269, Page 580, Deed Records, found a 5/8" iron rod with an aluminum cap for the southeast corner of "Lot 6" in said Hardy Oaks;

THENCE S89°51'30"W, with the north line of said Dickerson tract and the south line of said Hardy tract, same being the south line of said subdivision, for a distance of 781.25 feet to a 5/8" iron rod set for the POINT OF BEGINNING and southeast corner of the herein described tract, same being the southeast corner of said Lot 3 and the southwest corner of "Lot 4" in said subdivision;

THENCE S89°51'30"W, with the south line of said Hardy tract and the south line of said subdivision, for a distance of 261.45 feet to a 5/8" iron rod set for the southwest corner of the herein described tract, same being the southwest corner of said Lot 3 and the southeast corner of "Lot 2" in said subdivision;

THENCE N00°20'20"W, with the west line of said Lot 3 and the east line of said Lot 2, for a distance of 250.00 feet to a 5/8" iron rod set in the south line of the "Hardy Lane(60 feet wide)" as dedicated in Volume 2, Page 25, Plat Records, said iron rod being the northwest corner of said Lot 3 and the northeast corner of said Lot 2 and also being the northwest corner of the herein described tract;

THENCE S89°51'30"E, with the north line of said Lot 3 and the south line of road, for a distance of 261.45 feet to a 5/8" iron rod set for the northeast corner of the herein described tract, same being the northwest corner of said Lot 3 and the northwest corner of said Lot4;

THENCE S00°20'20"E, with the east line of said Lot 3 and the west line of said Lot 4, for a distance of 250.00 feet to the PLACE OF BEGINNING.

Bk	Vol	Ps
00004478	OR	753 526

Tract C - 1.00 acre:

Being 1.00 acre of land, more or less, situated in the A.E.HINSON SURVEY, Abstract No.272, Walker County, Texas and being out of and a part of a called 69.27 acre tract as described in a Deed from Dorothy N.Hardy to Mark Lacey Hardy, dated December 1, 1977 and recorded in Volume 312, Page 216, Deed Records, said 1.00 acre tract being more definitely described as follows:

COMMENCING, for reference only, at the most easterly southeast corner of said Hardy tract, same being the southwest corner 3.30 acre tract as described in "Tract No.Two" in a Deed from Dorothy N. Hardy to Odell Knight, dated January 9, 1978 and recorded in Volume 313, Page 724, Deed Records and also being the north line of a called 4 acre tract situated in the SYDNEY COLE SURVEY, Abstract No. 697 as described in a Deed from Mack Wayne Selman to Wilburn D. Dickerson, dated July 23, 1974 and recorded in Volume 269, Page 580, Deed Records, found a 5/8" iron rod with an aluminum cap;

THENCE S89°51'30"W, with a southerly line of said Hardy tract, for a distance of 1042.70 feet to a 5/8" iron rod set for the POINT OF BEGINNING and the southeast corner of the herein described tract;

THENCE S89°51'30"W, with the north line of a called 7.98 acre tract situated in the said COLE SURVEY as described in a Deed from W.T. McDonald to Sarah Riley Manley, dated November 22, 1957 and recorded in Volume 158, Page 446, Deed Records and continuing with the south line of said Hardy tract, for a distance of 174.30 feet to a 5/8" iron rod set for the southwest corner of the herein described tract;

THENCE N00°20'20"W for a distance of 250.00 feet to the south line of a 60 foot graded rock road known locally as "Hardy Lane" as dedicated in Volume 2, Page 25, Plat Records, set a 5/8" iron rod for the northwest corner of the herein described tract;

THENCE N89°51'30"E, with the south line of said road, for a distance of 174.30 feet to a 5/8" iron rod set for the northeast corner of the herein described tract;

THENCE S00°20'20"E for a distance of 250.00 feet to the PLACE OF BEGINNING.

Filed for Record in:
Walker County
On: Jun 05, 2006 at 03:46P

As a
Recording
Document Number: 00004478
Amount: 79.00
Receipt Number - 14973
By: Jenna Dunn

STATE OF TEXAS COUNTY OF WALKER
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Walker County
as stamped hereon by me.
Jun 05, 2006

James D. Patton, County Clerk
Walker County