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JOINT & SEVERAL
COUNTY CLERK HOWARD COUNTY

BY DEPUTY *Maoni*
Diez

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HOWARD County
Deed of Trust Dated: January 10, 1996
Amount: \$39,000.00
Grantor(s): GILBERT J ROUILLE and JANET MEYER ROUILLE

Original Mortgagee: HARLINGEN NATIONAL BANK
Current Mortgagee: Bayview Loan Servicing LLC

Mortgagee Address: Bayview Loan Servicing LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 355

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS JANET MEYER ROUILLE is deceased.

WHEREAS GILBERT J ROUILLE is deceased.

Date of Sale: May 1, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HOWARD 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.

LANELLE LYNCH OR SHELLEY NAIL, DONNA TROUT, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, KRISTIE ALVAREZ, KRISTINA MCCRARY, SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY, DAVID CARRILLO OR JOHNIE EADS 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.

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.

Aaron J. Espinoza

Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-000460

Lanelle Lynch

LANELLE LYNCH OR SHELLEY NAIL, DONNA TROUT,
JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK
BRITTON, DOUG WOODARD, KRISTIE ALVAREZ, KRISTINA
MCCRARY, SHELLY HENDERSON, CHELSEA BROOKS, JOHN
MCCARTHY, DAVID CARRILLO OR JOHNIE EADS
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit A

BEING a 4.0 acre tract of land out of the S/2 of Section 31, Block 32, T-1-S, T.& P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a 5/8" LR. set in the South Right-Of-Way line of a 60' wide County Road (Jeffrey Road) out of the S/2 of Section 31, Block 32, T-1-S, T.& P. RR. Co. Survey, Howard County, Texas for the NW corner of a 2.47 acre tract and the NE corner of this tract; from whence the SE corner of said Section 31 bears N. 75° 58' E. 1703.4' and S. 15° 01' E. 1988.7'

THENCE S. 13° 05' E. 300.0' pass a 5/8" LR. set for the SW corner of said 2.47 acre tract and the NW corner of a 3.0 acre tract, 600.0' in all to a 3/8" LR. found in the West line of said 3.0 acre tract, the NE corner of a 1.10 acre tract and the SE corner of this tract

THENCE S. 75° 58' W. along the North line of said 1.10 acre tract, 290.4' to a 5/8" LR. set in the East Right-Of-Way of a 50' wide County-Road (Dealy Road) for the SW corner of this tract

THENCE N. 13° 05' W. along the East Right-Of-Way line of said Dealy Road, 300.0' pass a 3/4" LR. found, 600.0' in all to a 5/8" LR. set in the East Right-Of-Way of said Dealy Road, the South Right-Of-Way line of said Jeffrey Road, for the NW corner of this tract

THENCE N. 75° 58' E. along the South line Right-Of-Way line of said Jeffrey Road, 290.4' to the PLACE OF BEGINNING

Containing 174240.0 Square Feet or 4.0 Acres of Land