

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EASTLAND County
Deed of Trust Dated: August 31, 2006
Amount: \$46,360.00
Grantor(s): JARED RHYNE

Original Mortgagee: BANCO POPULAR NORTH AMERICA, A BANKING CORPORATION WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK
Current Mortgagee: BANCO POPULAR NORTH AMERICA

Mortgagee Address: BANCO POPULAR NORTH AMERICA, 525 Vine Street, Suite 800, Cincinnati, OH 45202

Recording Information: Document No. 02603528

Legal Description: SEE EXHIBIT A

Date of Sale: June 7, 2016 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 EASTLAND 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.

TERRY BROWDER OR LAURA BROWDER OR MARSHA MONROE 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. app. Section 501 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-010986

TERRY BROWDER OR LAURA BROWDER OR MARSHA MONROE
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

RECEIVED 13/15 P
CATHY JENTHO, COUNTY CLERK

APR 28 2016

EASTLAND COUNTY, TEXAS
By Deputy

EXHIBIT "A"

Survey of Real Property and Improvements situated on a 0.325 acre tract of land out of Block -F/-2 02603528
Original Town of Eastland, Eastland County, Texas, as per the Official Plat of said Townsite filed of record in
Slide 179 of the Plat Cabinet Records of Eastland County, Texas. Said land being described in a deed from C.
Brown et. ux. to Gregory Glynn Pippen et. ux. recorded in Volume 1466 Page 21 of the Official Public Records of
Eastland County, Texas. This survey of said 0.325 acres being made for Century 21 Bailey & Wells Real Estate by
virtue of their request and being more particularly described as follows;

Beginning at a 3/4" iron pipe found in the East line of Block -F/-2, same being the West line of Lamar Street, for
the Northeast corner of this described tract, said point being located 109 feet South of the Northeast corner of
Block -F/-2.

Thence S 00° 00' 00" E (basis of bearing), 109.00 feet with the East line of described tract and Block -F/-
2, same being the West line of Lamar Street, to a 5/8" rebar with survey cap set for the Southeast corner of this
described tract and Northeast corner of a 100' X 109' tract conveyed to Jackie McDonald by deed recorded in
Volume 1731 Page 207 OPRECT.

Thence N 89° 32' 03" W, 120.00 feet with the South line of described tract and the North line of Jackie
McDonald tract and also James M. Sherrill tract described in Volume 466 Page 542 and Volume 469 Page 133
DRECT., to a 5/8" rebar with survey cap set for an angle corner of this described tract.

Thence N 00° 00' 00" E, 2.00 feet to a 5/8" rebar with survey cap set for an interior corner of this
described tract and James M. Sherrill tract.

Thence N 89° 32' 03" W, 10.00 feet to a 5/8" iron rod found at a fence corner post for the Southwest
corner of this described tract and Southeast corner of Naomi F. Horton 70' X 107' tract described in Volume 1504
Page 161 OPRECT.

Thence N 00° 00' 00" E, 107.00 feet with existing fence line on the West line of described tract and East
line of Naomi F. Horton tract, to a 5/8" iron rod found at a fence corner post for the Northwest corner of this
described tract and Northeast corner of Naomi F. Horton tract.

Thence S 89° 32' 03" E, 130.00 feet with the North line of described tract and South lines of Don Pierson
tract described in Volume 675 Page 557 DRECT., and Wm. F. Allmond et. ux. tract described in Volume 1293 page
146 OPRECT., to the place of beginning and containing 0.325 acres of land.