

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**FAYETTE County**

**Deed of Trust Dated:** January 15, 2013

**Amount:** \$214,600.00

**Grantor(s):** ROY ERICKSON

**Original Mortgagee:** GENWORTH FINANCIAL HOME EQUITY ACCESS, INC. N/A LIBERTY HOME EQUITY SOLUTIONS, INC.

**Current Mortgagee:** REVERSE MORTGAGE SOLUTIONS, INC.

**Mortgage Address:** REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

**Recording Information:** Document No. 13-00362

**Legal Description:** LOT 3, BLOCK 5, BAUMGARTEN MATULA ADDITION, CITY OF SCHULENBURG, FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 417, PAGE 240, DEED RECORDS OF FAYETTE COUNTY, TEXAS.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED AUGUST 25, 1995, EXECUTED BY AGNES B. GRIMES, SURVIVING WIDOW OF CHARLES E. GRIMES, DECEASED TO ROY ERICKSON AND WIFE, ARLENE S. ERICKSON, RECORDED IN VOLUME 931, PAGE 17, DEED RECORDS OF FAYETTE COUNTY, TEXAS

WHEREAS ROY ERICKSON is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 12, 2016 under Cause No. 2016V-113 in the 155ST Judicial District Court of FAYETTE County, Texas

**Date of Sale:** January 3, 2017 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 FAYETTE 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.

MEGAN RANDLE-BENDER OR LOUISE GRAHAM, DONALD GRAHAM OR REBECCA BOLTON 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICE

*KBS*

KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-010331

*Louise Graham*

MEGAN RANDLE-BENDER OR LOUISE GRAHAM, DONALD GRAHAM  
OR REBECCA BOLTON  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

**FILED** *LB*  
3:00PM  
NOV 03 2016

*Julie Karstedt*  
JULIE KARSTEDT  
CO. CLERK, FAYETTE CO., TEXAS