

19-029

03/14/2019 04:10:36 PM Total Pages: 4 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WALLER County

Deed of Trust Dated: December 29, 2004

Amount: \$112,400.00

Grantor(s): EDMON E ROMERO and MARIA MEJIA

Original Mortgagee: PEOPLE'S CHOICE HOME LOAN, INC., A WYOMING CORPORATION

Current Mortgagee: U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-HE3

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 500094

Legal Description: SEE EXHIBIT "A"

Date of Sale: May 7, 2019 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 WALLER 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.

AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, STEPHANIE KOHLER, CATRENA WARD, MEGAN RANDLE, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, VANESSA MCHANEY OR EBBIE MURPHY 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.

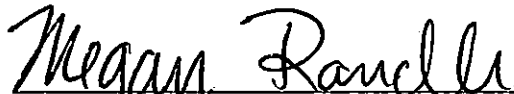
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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.



.KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-001000



AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, STEPHANIE KOHLER, CATRENA WARD, MEGAN RANDLE, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, VANESSA MCHANEY OR EBBIE MURPHY
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

LEGAL DESCRIPTION

FIELD NOTES for a 0.5219-acre Tract of Land, being the Northeast one-half (NE 1/2) of the 1.0438-acre tract of land out of a 20.0413-acre Tract of Land in the Samuel C. Hady Survey, Abstract 31, Waller County, Texas, said 20.0413-acre Tract of Land being that same certain call 20.00-acre Tract set aside to E. F. Muzke in the Will of Mrs. L. R. Goolsby:

COMMENCING at point in the Northeast line of the Samuel C. Hady Survey, Abstract 31, at the West corner of the J. L. Bennett Survey, Abstract 78;

THENCE South 55 deg. 15 min. 04 sec. East along the common line of the Samuel C. Hady Survey, Abstract 31, and the J. L. Bennett Survey, Abstract 78, 1,541.61 feet to a point in Clapp Road;

THENCE South 33 deg. 35 min. 14 sec. West, at 19.79 feet pass the North corner of said 20.0413-acre Tract and continuing a total distance of 44.69 feet to a point in the Southwest right-of-way line of Clapp Road;

THENCE South 55 deg. 11 min. 26 sec. East along the Southwest line of Clapp Road, 1,195.31 feet to a 1/2-inch iron rod set on said line of the East corner of the herein described tract;

THENCE continuing South 55 deg. 11 min. 26 sec. East along the Southwest line of Clapp Road, 71.85 feet to a 1/2-inch iron pipe found for the East corner of the herein described tract;

THENCE South 33 deg. 35 min. 14 sec. West along the line establishing the Southeasterly line of the herein described tract, 316.42 feet to a fence post found at the South corner of the herein described tract;

THENCE North 55 deg. 16 min. 42 sec. West, a distance of 71.85 feet to the West corner of the herein described tract;

THENCE North 33 deg. 35 min. 14 sec. West, a distance of 316.53 feet to the PLACE OF BEGINNING and containing 0.5219 acres (22,734 square feet) of land.

FILED AND RECORDED

Instrument Number: 19-029

Filing and Recording Date: 03/14/2019 04:10:36 PM Pages: 4 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: