

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LIVE OAK County
Deed of Trust Dated: November 3, 2006
Amount: \$640,000.00
Grantor(s): AUDREY GLENN and RODGER GLENN

Original Mortgagee: SILVER HILL FINANCIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Current Mortgagee: BAYVIEW LOAN SERVICING, L.L.C.

Mortgagee Address: BAYVIEW LOAN SERVICING, L.L.C., 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 174266

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: January 2, 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 LIVE OAK 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.

DENISE RECTOR OR JIM RECTOR, JO WOOLSEY, W.D. LAREW, VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, JACK BURNS II, BOB FRISCH, SANDRA MENDOZA, SUSAN SANDOVAL, ALEXIS MENDOZA, JODI STEEN OR JAMIE STEEN 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 Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-005259


DENISE RECTOR OR JIM RECTOR, JO WOOLSEY, W.D. LAREW, VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, JACK BURNS II, BOB FRISCH, SANDRA MENDOZA, SUSAN SANDOVAL, ALEXIS MENDOZA, JODI STEEN OR JAMIE STEEN
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED Dec 10 A.D. 2018
LIVE OAK COUNTY, TEXAS
IDA VASQUEZ, CLERK, COUNTY COURT
BY [Signature] DEPUTY
AT 10:29 AM

Exhibit "A"

TRACT 1

BEING 1.61 acres, more or less, situated in Cameron County School Land Survey No. 32, Abstract No. 145 in Live Oak County, Texas, said 1.61 acres being surveyed out of a called 123.589 acres conveyed to Jack Widle and wife, Imogene Widle, by deed recorded in Volume 507, Page 277 of the Deed Records of Live Oak County, Texas, said 1.61 acres being described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at an inner corner of said 123.589 acres and at the west corner of a called 1.696 acres conveyed to Roger Glenn and wife, Audrey Glenn, by deed recorded in Volume 528, Page 462 of the Deed Records of Live Oak County, Texas, for the north corner of the herein described tract, said point being the POINT OF BEGINNING, which bears South 54 deg. 04' 21" West (record bearing South 53 deg. 59' 00" West), a distance of 412.08 feet (record distance being 411.94 feet) from a 5/8 inch iron rod found in the southwest right of way line of U. S. Highway 281, at an exterior corner of said 123.589 acres and the north corner of said 1.696 acres;

THENCE South 36 deg. 01' 00" East (record bearing and bearing basis of this survey) with the southwest line of said 1.696 acres, same being a common line with said 123.589 acres, a distance of 180.01 feet (record distance being 180.00 feet) to a 1/4 inch iron rod found in the northwest line of a called 8.0 acres conveyed to F. P. Scoggins and wife, Nova L. Scoggins by deed recorded in Volume 463, Page 36 of the Deed Records of Live Oak County, Texas, and at the south corner of said 1.696 acres and an exterior corner of said 123.589 acres, for the east corner of this tract;

THENCE South 54 deg. 05' 18" West (record bearing South 53 deg. 59' 00" West) with the northwest line of said 8.0 acres, same being a common line with said 123.589 acres, a distance of 389.97 feet (record distance being 390.00 feet) to a 5/8 inch iron rod with plastic cap stamped "MILLS 5182", set at the west corner of said 8.0 acres and at an interior corner of said 123.589 acres, for the south corner of this tract, which point bears North 35 deg. 54' 42" West (record bearing North 36 deg. 01' 00" West), a distance of 435.54 feet (record distance being 435 feet) from a 1/4 inch iron pipe found at the south corner of said 8.0 acres;

THENCE North 35 deg. 54' 42" west, across said 123.589 acres, a distance of 179.90 feet to a 5/8 inch iron rod with plastic cap stamped "MILLS 5182", set for the west corner of this tract;

THENCE North 54 deg. 04' 21" East, a distance of 389.64 feet to the POINT OF BEGINNING, said described tract containing 1.61 acres, more or less.

TRACT 2

A survey of 1.696 acres of land, out of the Cameron County School Land Survey 32, A-145, and being a part of a 148.0 acre tract recorded in Volume 157, Page 243 of the Deed Records of Live Oak County, Texas.

This 1.696 acres of land is more fully described by Metes and Bounds as follows:

BEGINNING at a 5/8" iron rod set in the Southwest boundary of U. S. 281 for the North corner of this tract, from whence a 2" pipe found for the North corner of said 148.0 acre tract bears in a Northwest direction with a curve bearing to the right. Having a Delta angle of 4 deg. 11' 48" a Radius of 5785.6 feet; 423.78 feet to a concrete monument, thence continuing with the Southwest boundary of said U. S. 281 and the Northeast boundary of said 148.0 acre tract bears N. 30 deg. 42" 43" W., 132.7 feet to a 2" pipe found for the North corner of said 148.0 acre tract;

THENCE with the Southwest boundary of said U. S. 281 and the Northeast boundary of said 148.0 acre tract and this tract a curve bearing to the right, having a Delta angle of 1 deg. 32' 01", a radius of 5785.6 feet to a concrete monument and a point in the Northeast boundary of this tract;

THENCE, S. 36 deg. 59' 52" E., and continuing with said boundary 23.17 feet to a 2" pipe found for the East corner of this tract. Same being the North corner of a 16.7 acre tract recorded in Volume 276, Page 52 of the Deed Records of Live Oak County, Texas;

THENCE, S. 53 deg. 28' W. with the Northwest boundary of said 14.7 acre tract and the Southeast boundary of this tract 410.0 feet to a 5/8" iron rod set for the South corner of this tract, whence the South corner of said 14.7 acre bears S. 53 deg. 28' W., 390.0 feet;

THENCE, N. 36 deg. 32' W., with the Southwest boundary of this 180.0 feet to a 5/8" iron rod set for the West corner of this tract;

THENCE, N. 53 deg. 28' E., with the Northwest boundary of this tract 411.94 feet to the place of beginning and containing 1.696 acres of land, more or less.

And being the same land conveyed by Deed from Tom Ling, et ux Mary to Lloyd E. Brown, et ux Norma Leigh, dated February 2, 1987, and recorded in Volume 407, Page 399 of the Deed Records of Live Oak County, Texas.