

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FAYETTE County
Deed of Trust Dated: August 11, 2008
Amount: \$180,000.00
Grantor(s): LUCILE G. MILLER and PAUL A. MILLER, JR.

Original Mortgagee: WAF WORLD ALLIANCE FINANCIAL CORP.
Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.

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

Recording Information: Document No. 08-4642

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS PAUL A. MILLER, JR. is deceased.

WHEREAS LUCILE G. MILLER is deceased.

Date of Sale: April 3, 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 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.

JACK BURNS II OR KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, LOUISE GRAHAM, DONALD GRAHAM, JILL NICHOLS, EBBIE MURPHY, MEGAN RANDLE, REBECCA BOLTON, AMY JURASEK, JOHN MCCARTHY OR PETE FLOREZ 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.

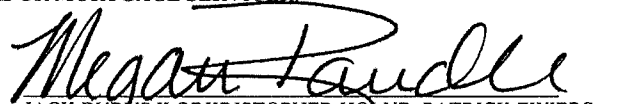
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2017-003266


JACK BURNS II OR KRISTOPHER HOLUB, PATRICK ZWIERS,
PAMELA THOMAS, LOUISE GRAHAM, DONALD GRAHAM,
JILL NICHOLS, EBBIE MURPHY, MEGAN RANDLE, REBECCA
BOLTON, AMY JURASEK, JOHN MCCARTHY OR PETE
FLOREZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED
11:25am
FEB 23 2018

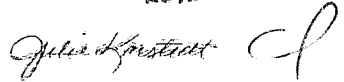

JULIE KARSTEDT
CO. CLERK, FAYETTE CO., TEXAS

Exhibit "A"

LEGAL DESCRIPTION:

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, AND PARTICULARLY DESCRIBED AS "FIRST TRACT", "SECOND TRACT", AND "THIRD TRACT", DESCRIBED AS FOLLOWS:

FIRST TRACT:

ALL THAT CERTAIN TRACT OF LAND, LYING AND BEING SITUATED IN FAYETTE COUNTY, TEXAS, A PART OF THE JAMES BEARDSLEE LEAGUE AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHERN CORNER OF A 3.9 ACRE TRACT, SOLD BY OTTO FEIST TO JOHN A. WEYAND, BY DEED DATED JUNE 27TH, 1894 AND OF WHICH TRACT THIS SURVEY IS A PART, THIS IS ALSO THE CORNER OF CHAS. BAUER'S LOT;

THENCE N. 83.5° E. WITH NORTH LINE OF THE H. & T.C.R.R. RIGHT OF WAY 46 VARAS TO A STAKE FOR CORNER;

THENCE N. 45° W. 155 VARAS TO A STAKE FOR CORNER IN NORTH BOUNDARY LINE OF ORIGINAL 3.9 ACRE TRACT;

THENCE WITH SAID LINE S. 83.5° W. 46 VARAS TO A ROCK, THE NORTH CORNER OF AFORESAID CHAS. BAUER'S LOT;

THENCE WITH THE N.E. LINE OS SAME, S. 45° E. 155 VARAS TO THE PLACE OF BEGINNING CONTAINING AN AREA OF ONE (1) ACRE OF LAND.

LESS HOWEVER 1035 SQUARE FEET OF LAND, MORE OR LESS, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE S.E. CORNER OF SAID LOT IN NORTH LINE OF THE STREET ON NORTH SIDE OF THE H. & T.C.R.R.;

THENCE WITH SAID LINE, S. 83.5° W. 40 FEET TO CORNER;

THENCE N. 10.5° W. 55 FEET TO CORNER IN N.E. LINE OF MY ORIGINAL TRACT AND CORNER OF A TRIANGULAR PIECE OF LAND SOLD BY SAID J. A. WEYLAND;

THENCE WITH SAID LINE S. 45° E. 69 FEET TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 1035 SQUARE FEET OF LAND.

SECOND TRACT:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEING SITUATED IN FAYETTE COUNTY, TEXAS AND A PART OF THE JAMES BEARDSLEE LEAGUE, A-13, AND A PART OF THE SAME LAND BOUGHT OF OTTO FEIST, AS RECORDED IN THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, IN VOLUME 54, PAGE 251, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER WHERE MY GARDEN FENCE INTERSECTS WITH TRUEDE'S N.E. LINE;

THENCE WITH SAID FENCE N. 68° E. 58 FEET TO CORNER;

THENCE S. 10.5° E. 96 FEET TO CORNER IN SAID TREUDE'S LINE;

THENCE WITH SAME N. 45° W. 103 VARAS TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 2729 SQUARE FEET OF LAND, MORE OR LESS.

THIRD TRACT:

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF FAYETTE, STATE OF TEXAS, AND BEING A PART OUT OF THE JAMES BEARDSLEE LEAGUE, A-13, IN THE TOWN OF CARMINE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER IF GIN LOT, WHICH ALSO BEING THE CORNER OF BAUER, PONFICK AND WAGNER,

THENCE N. 83 1/2 E. 46 VARAS TO A STAKE FOR CORNER;

THENCE N. 47 W. 28 VARAS TO A STAKE IN PONFICK LINE.

THENCE ALONG SAID PONFICK LINE S. 45 W. 35-2/5 VARAS TO THE PLACE OF BEGINNING CONTAINING AN AREA OF NINE-ONE HUNDREDTH (9/100) ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT ALL TAHT CERTAIN LOT OR PARCEL OF LAND, BEING LOT NO. 2 CONTAINING 0.724 OF AN ACRE, IN THE MILLER ADDITION TO THE CITY OF CARMINE, PART OF THE JAMES BEARDSLEE LEAGUE, A-13, ACCORDING TO THE PLAT OF MILLER ADDITION RECORDED IN VOLUME 2, PAGE 126, MAP OR PLAT RECORDS OF FAYETTE COUNTY, TEXAS.