

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

YOAKUM County

Deed of Trust Dated: February 13, 2015

Amount: \$101,000.00

Grantor(s): MICHAEL E GIMESON

Original Mortgagee: NAVY FEDERAL CREDIT UNION

Current Mortgagee: NAVY FEDERAL CREDIT UNION

Mortgagee Address: NAVY FEDERAL CREDIT UNION, P.O. Box 3000, One Security Place, Merrifield, VA 22119-3000

Recording Information: Document No. 2015-0344

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 YOAKUM 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.

RONALD BYRD OR JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ, CHARLES GREEN, SHAWN SCHILLER OR VANESSA MCHANEY 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: 2019-001816



RONALD BYRD OR JONATHAN SCHENDEL, RAMIRO
CUEVAS, KRISTIE ALVAREZ, CHARLES GREEN, SHAWN
SCHILLER OR VANESSA MCHANEY
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED 3-21 2019 AT 1 O'CLOCK P.-M.
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX
BY Kalvin J. Jolley DEPUTY

EXHIBIT A

A 2.277 acre, more or less, tract of land located in the West Half of Section 903, Block D, John H. Gibson Survey, Yoakum County, Texas, being that certain 2.34 acre tract described in deed from Boyd Bros. Inc. to Joe B. Henry and wife, Marlene D. Henry, dated August 30, 1999 and recorded in Volume 202, Page 337, Official Public Records, Yoakum County, Texas, save and except that portion described in deed from Edward Randall, et al, to the State of Texas, dated October 28, 1960 and recorded in Volume 203, Page 197, Deed Records, Yoakum County, Texas, said 2.277 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod marked "NEWTON SURVEYING" found at the intersection of the West line of said 2.34 acre tract with the Northerly right-of-way line of State Highway 83 (right-of-way Volume 203, Page 197, Deed Records) for the southwest corner of this tract, from which a 1/2" iron rod with cap marked "RPLS 4735" found at the Southwest corner of said 2.34 acre tract bears S.02°26'13"W. 8.20 feet, and from which the Southwest corner of said Section 903 is called to bear S.02°26'13"W. 8.20 feet and N.87°32'30"W. 328.00 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE N.02°26'13"E. 434.20 feet to a 1/2" iron rod with cap marked "RPLS 4735" found for the Northwest corner of said 2.34 acre tract, and for the Northwest corner of this tract;

THENCE in a Southeasterly direction along the arc of a circular curve to the left, having a radius of 1326.00 feet and an internal angle of 19°01'46" (L.C. = S.50°02'30"E. 438.42 feet), a distance of 440.44 feet to a 1/2" iron rod with cap marked "RPLS 4735" found for the Northeast corner of said 2.34 acre tract, and for the Northeast corner of this tract;

THENCE S.02°31'40"W. along the East line of said 2.34 acre tract, 167.11 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in said Northerly right-of-way line of State Highway 83, for the Southeast corner of this tract, from which a 5/8" iron rod bears S.02°31'40"W. 8.00 feet;

THENCE N.87°35'00"W. along said Northerly right-of-way line of State Highway 83, a distance of 347.45 feet to the PLACE OF BEGINNING.