

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BAILEY County**  
**Deed of Trust Dated:** October 12, 2010  
**Amount:** \$62,694.00  
**Grantor(s):** BRENDA WAUSON and ROBERT WAUSON

**Original Mortgagee:** METROPLEX MORTGAGE SERVICE, A FLORIDA CORPORATION.  
**Current Mortgagee:** LAKEVIEW LOAN SERVICING, LLC

**Mortgagee Servicer and Address:** c/o LOANCARE, P.O. Box 2026, Flint, MI 48501  
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. 2010-00015334

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** March 5, 2019 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 BAILEY 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, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL 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.

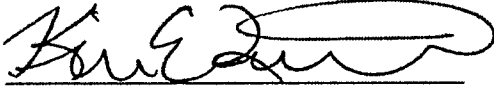
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


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: 2018-006284

  
RONALD BYRD OR JONATHAN SCHENDEL, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL OR VANESSA MCHANEY  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED FOR RECORD  
31st DAY OF Jan YR 2019  
AT 8 HR 57 MIN. A. M.  
ROBIN DICKERSON, COUNTY CLERK  
BAILEY COUNTY, TEXAS

**EXHIBIT "A"**

All of Lot No. Eleven (11) and the Westery Ten feet of Lot No. Twelve (12), Block No. Three (3), Stewart Subdivision to the City of Muleshoe, Bailey County, Texas, plus the tract more particularly described as follows:

**BEGINNING** at a point 29 feet along the Northwesternly line of Lot No. 11, Block No. 3, Stewart Subdivision, Muleshoe, Bailey County, Texas, from the Northwest corner of said Lot No. 11, aforesaid mentioned;

**THENCE** to the right 90 degrees from the Northwesternly line of Lot No. 11, a distance of 4 feet to a point for the Northwesternly corner of this tract;

**THENCE** to the left 90 degrees a distance of 29 feet, and parallel to the said Northwesternly line of Lot No. 11, to a point for the Southwesternly corner of this tract;

**THENCE** to the left 90 degrees a distance of 4 feet to a point in and on the Northwesternly line of Lot No. 11, and the Southwesternly corner of this tract;

**THENCE** to the left 90 degrees a distance of 29 feet along and on the Northwesternly line of Lot No. 11, to the **PLACE OF BEGINNING**.