

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FALLS County

Deed of Trust Dated: May 29, 2009

Amount: \$298,149.00

Grantor(s): PATRICIA A WENDT and RICKY J WENDT

Original Mortgagee: JPMORGAN CHASE BANK, N.A.

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC

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

Recording Information: Volume 233, Page 617

Legal Description: SEE EXHIBIT "A"

Date of Sale: May 7, 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 FALLS 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, AARTI PATEL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, MAXWELL ATHERTON, PETE FLOREZ, FLORENCE ROSAS, KEVIN KEY, JAY JACOBS, TIM LEWIS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, MARYNA DANIELIAN, PAMELA THOMAS, VANESSA MCHANNEY OR PETE FLORES 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.

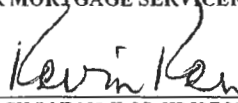
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2019-001321



JACK BURNS II OR KRISTOPHER HOLUB, AARTI PATEL,
STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS,
MAXWELL ATHERTON, PETE FLOREZ, FLORENCE ROSAS,
KEVIN KEY, JAY JACOBS, TIM LEWIS, ZACHARY FLOREZ,
ORLANDO ROSAS, BOBBY BROWN, MARYNA DANIELIAN,
PAMELA THOMAS, VANESSA MCHANNEY OR PETE FLORES
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED 11:40 AM

MAR 14 2019

LINDA WATKINS
CO. CLK. FALLS CO.

FIELD NOTES FOR A TRACT OF LAND IN FALLS COUNTY, TEXAS.

Being 13.14 Acres, more or less, of the Pedro Zarza Survey, Abstract No. 81, and being part of a 65.36 Acre tract of land described in a deed to Cottonwood Ranch, L.L.C., as recorded in Volume 155, Page 282 of the Official Records of Falls County, Texas;

COMMENCING at a ½ inch capped iron pin, set, at the Northwest corner of said 65.36 Acre tract, and at the Southwest corner of a 12.0 Acre tract described in a deed to Kerry A. Hansen as recorded in Volume 313, Page 278 of the Deed Records of Falls County, Texas, also being in the East line of a 183 Acre tract described in a deed to Vern A. Hansen as recorded in Volume 272, Page 781 of said deed records, and in the approximate center of Falls County Road No. 433, from whence a 60d nail, found, Brs. S 77° 28' 46" W, 2.44 Feet;

THENCE, S 0° 36' 02" W, with the West line of said 65.36 Acre tract, the East line of said 183 Acre tract, and the approximate center of said county road, 710.82 Feet, to a ½ inch capped iron pin, set, for the PLACE OF BEGINNING;

THENCE, N 81° 33' 50" E, with the North line hereof, 1721.21 Feet, to the Northeast corner hereof, in the East line of said 65.36 Acre tract, and in the West line of a 94.05 Acre tract described in a deed to R. Lance High and wife, Melody A. High as recorded in Volume 73, Page 178 of said official records;

THENCE, S 9° 53' 39" W, with the East line of said 65.36 Acre tract and the West line of said 94.05 Acre tract, 343.05 Feet, to the Southeast corner hereof;

THENCE, S 80° 41' 37" W, with the South line hereof, 1669.34 Feet, to a ½ inch capped iron pin, set, in the West line of said 65.36 Acre tract, and in the East line of said 183 Acre tract, also being in the approximate center of said county road;

THENCE, N 0° 36' 02" E, with the West line of said 65.36 Acre tract, the East line of said 183 Acre tract, and the approximate center of said county road, 355.41 Feet, to the PLACE OF BEGINNING.

Surveyed on the ground, April 8, 2004. Basis of Bearings, corners found, along the North line of said 65.36 Acre tract and the South line of said 12.0 Acre tract. Also reference accompanying Plat of tract described hereon. Signed April 9, 2004.