

FILED FOR RECORD

2018 DEC 20 PM 1:31

PAM PEARMAN
COUNTY CLERK, VAN ZANDT CO., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAN ZANDT County

Deed of Trust Dated: March 20, 2003

Amount: \$51,999.31

Grantor(s): GARY W KUHEL and TRACY L MALLEWICK

Original Mortgagee: HOUSEHOLD FINANCE CORPORATION I I I

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, AS INDENTURE TRUSTEE.
FOR THE CSMC 2016-RPL1 TRUST, MORTGAGE-BACKED NOTES, SERIES 2016-RPL1

Mortgage Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 00003345

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

WHEREAS GARY W KUHEL is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on December 5, 2018 under Cause No. 18-00240 in the 294TH Judicial District Court of VAN ZANDT County, Texas

Date of Sale: February 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 VAN ZANDT 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.

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL OLSEN OR CINDY DANIEL 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.

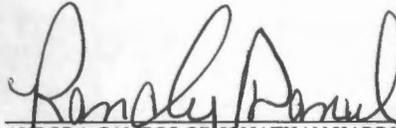
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



MICHAEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-000649



AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS
PINEDA, RAMIRO CUBVAS, PATRICK ZWIERS, KRISTOPHER
HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON,
RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN,
MERYL OLSEN OR CINDY DANIEL
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE IN THE J. SALINGUA SURVEY, A-766, VAN ZANDT COUNTY, TEXAS, SAME BEING PART OF A CALLED 52.92 ACRE TRACT AS FOUND IN WARRANTY DEED DATED OCTOBER 18, 1991 FROM ALICE MARIE LANDRUM, ET AL TO DONALD ARMSTRONG AND WIFE, SHIRLEY

EXHIBIT A-LEGAL DESCRIPTION (PAGE 1)

ARMSTRONG, AS FOUND RECORDED IN VOLUME 1238, PAGE 838, OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WITHIN THE ROW OF F.M. 1504 FOR THE NORTH CORNER OF SAID 52.92 ACRE TRACT, FROM WHICH A 3/8 INCH IRON ROD REFERENCE WAS FOUND SOUTH 44 DEGREES 24 MINUTES 15 SECONDS WEST 38.0 FEET; THENCE SOUTH 45 DEGREES 18 MINUTES 30 SECONDS EAST 970.85 FEET WITH SAID ROAD AND NORTHEAST LINE OF SAID 52.92 ACRE TRACT TO A POINT FOR THE EAST CORNER OF THIS, FROM WHICH A 1/2 INCH IRON ROD REFERENCE WAS SET SOUTH 44 DEGREES 24 MINUTES 15 SECONDS WEST 40.0 FEET; THENCE SOUTH 44 DEGREES 24 MINUTES 15 SECONDS WEST 1483.40 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SAID 52.92 ACRE TRACT FOR THE SOUTH CORNER OF THIS; THENCE NORTH 29 DEGREES 31 MINUTES 58 SECONDS WEST 1010.28 FEET WITH THE SOUTHWEST LINE OF SAID 52.92 ACRE TRACT TO A 3/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAME, AND BEING THE WEST CORNER OF THIS; THENCE NORTH 44 DEGREES 24 MINUTES 15 SECONDS EAST 1208.72 FEET WITH THE NORTHWEST LINE OF SAID 52.92 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 30.00 ACRES OF LAND. TAX MAP OR PARCEL ID NO.: R49688, TAX MAP OR PARCEL ID NO.: R49689

SAVE & EXCEPT