

FORECLOSURE
FILED FOR POSTING
Marsi Hladeker
COUNTY CLERK, LLANO COUNTY, TEXAS
BY J. Swenson DEPUTY
DATE 2/14/19
TIME 2:15pm

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LLANO County
Deed of Trust Dated: August 9, 2007
Amount: \$153,760.00
Grantor(s): WAYNE KIRKHAM and YVETTE KIRKHAM

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.
Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Recording Information: Volume 1439, Page 436-452

Legal Description: BEING LOT 10030 IN HORSESHOE BAY, A SUBDIVISION OF LLANO COUNTY, TEXAS, ACCORDING TO PLAT NO. 10.2 RECORDED IN VOLUME 2, PAGE 47, LLANO COUNTY PLAT RECORDS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 10, 2019 under Cause No. 20591 in the 33rd Judicial District Court of LLANO County, Texas

Date of Sale: April 2, 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 LLANO 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.

THOMAS ROSSINGTON OR MARTHA ROSSINGTON, MARYNA DANIELIAN, PAMELA THOMAS, JACK BURNS II, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, MAXWELL ATHERTON, DYLAN RUIZ, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPPERT, HOWARD W HITNEY, STEPHAN RAWLINGS, VANESSA MCHANEY OR CHRIS LAFOND 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.



E. J. U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-000828



THOMAS ROSSINGTON OR MARTHA ROSSINGTON, MARYNA DANIELIAN, PAMELA THOMAS, JACK BURNS II, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, MAXWELL ATHERTON, DYLAN RUIZ, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPERT, HOWARD WHITNEY, STEPHAN RAWLINGS, VANESSA MCHANEY OR CHRIS LAFOND
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618