

Filed 13 day of NOV
in 1050, At A M.
BARBARA VANSA
County Clerk, Milam County, Texas
By Holly D. [Signature]
Deputy

Mario H. Guillen and Amy Guillen
506 E 6th Street
Cameron, Texas 76520
Our file #0617-012F

ATTENTION SERVICE MEMBERS:
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 21, 2002, Mario H. Guillen and Amy Guillen executed a Deed of Trust conveying to Steven S. McGilvra or Charles E. Klein, a Trustee, the Real Estate hereinafter described, to secure American General Financial Services, Inc. in the payment of a debt therein described, said Deed of Trust being recorded in Book 878, Page 144 in the Real Property Records of Milam County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 5, 2017, the foreclosure sale will be conducted in Milam County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Milam, State of Texas:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association, as indenture trustee, for CIM Trust 2016-5, Mortgage-Backed Notes, Series 2016-5. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



**John Latham, Substitute Trustee, or
Michael Latham, Successor Substitute Trustee, or
John W. Latham, Successor Substitute Trustee, or
Brett Adams, Successor Substitute Trustee, or
Pete Florez, Successor Substitute Trustee**

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

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EXHIBIT "A" - LEGAL DESCRIPTION

BEING a 6,300 square foot tract of land out of the DANIEL MONROE SURVEY, A-38, Milam County, Texas, and being all that certain 50 foot by 105 foot tract of land described in a Deed to Mario Guillen, et ux, recorded in Volume 724, Page 296, of the Official Records of Milam County, Texas, and being a part of that certain 6-2/3 acre JEFF T. KEMP tract out of the MARTHA ROGERS ADDITION to the City of Cameron, according to a plat of record in Volume 41, Page 261, of the Deed Records of Milam County, Texas, said 6,300 square foot lot being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the Southeast corner of the above mentioned Guillen Lot, located in the West line of Lee Avenue at its intersection with the North line of E. 6th Street for the Southeast corner of this;

THENCE along the South line of said Guillen Lot, common with the North line of E. 6th Street, and along a chain link fence line, North 71 degrees 00 minutes 00 seconds West - 60.00 feet, (Deed Call North 71 degrees West - 50 feet), to a 1/2" iron rod set by a corner post for the Southwest corner of this;

THENCE departing E. 6th Street, along the West line of said Guillen Lot, common with the East line of a called 74.5 foot by 105 foot lot to James Denson Dycus, (529/19), and generally along a chain link fence line on the East side of a privacy fence, North 18 degrees 25 minutes 01 seconds East - 105.00 feet, (Deed Call North 19 degrees East - 105 feet), to a 1/2" iron rod set by a corner post for the Northwest corner of this;

THENCE along the North line of said Guillen Lot, common with the South line of a called 7,100 square foot lot to Amy Guillen, et vir, South 71 degrees 00 minutes 00 seconds East - 60.00 feet, (Deed Call South 71 degrees East - 50 feet), to a 1/2" iron rod found in the West line of Lee Avenue for the Northeast corner of this;

THENCE along the East line of Lee Avenue, South 18 degrees 25 minutes 01 seconds West - 105.00 feet, (Deed Call South 19 degrees West - 105 feet), to the POINT OF BEGINNING, and containing 6,300 square feet of land, more or less.