

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MILAM County**

**Deed of Trust Dated:** December 28, 2016

**Amount:** \$135,000.00

**Grantor(s):** SHERRY RANDIG

**Original Mortgagee:** NAVY ARMY COMMUNITY CREDIT UNION

**Current Mortgagee:** NAVY ARMY COMMUNITY CREDIT UNION

**Mortgagee Address:** NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Volume 1298, Page 670

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

**Date of Sale:** October 6, 2020 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 MILAM 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.

PETE FLOREZ OR ZACHARY FLOREZ, ORLANDO ROSAS, FLORENCE ROSAS, BOBBY BROWN, MARYNA DANIELIAN, PAMELA THOMAS, JACK BURNS II, KRISTOPHER HOLUB, AARTI PATEL, GARRETT SANDERS, KATHLEEN ADKINS 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.**



Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2019-001537



c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

Filed 14<sup>th</sup> day of Sept  
in 2020, At 2:35 P.M.  
By JODI MORGAN  
County Clerk, Milam County, Texas  
Deputy

EXHIBIT A

T. & S. 0.501 acres (residue of Tract 3 - 9.196 Acres) Benton Schulze Subdivision Jesse Leal Survey, A-29 Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being the residue of Tract 3 - 9.196 acres (0.501 acres as surveyed by me this date), Benton Schulze Subdivision recorded in Slide 70C and D of the Plat Records of said Milam County and as conveyed from Vera Leahy to Jim Thomas Heiser, et ux by Contract of Deed dated February 13, 1984 and being recorded in Volume 308, Page 781 of the Official Records of said Milam County and being more particularly described by notes and bounds as follows, to wit:

BEGINNING a point on a common line between the curving East ROW of U. S. Highway No. 77 and said Tract 3 at its intersection with the South ROW of Henni Road for the Northwest corner of this tract, a reference iron found for the Northwest corner of said Tract 3, same being the Southwest corner of Tract 3 - 9.196 acres (Benton Schulze) bears N06°40'37"W - 19.37 feet;

THENCE N71°13'00"E (Pit marking) - 220.36 feet with the South ROW of Wood Road and entering said Tract 3 for division as a point on a common line between the West ROW of Henni Lane and said Tract 3 for the Northeast corner of said Tract 3, same being an iron found for the Northeast corner of said Tract 3, same being the Southeast corner of said Tract 3 bears S18°12'44"W - 78.00 feet;

THENCE S18°50'44"E - 424.22 feet with the West ROW and fence line of said Henni Lane to an iron pin found at a fence corner post on a common line between said Tract 3 and Tract 4 - 0.146 acres (Benton Schulze) for the southeast corner of this tract;

THENCE with a common line and fence line between said Tract 3 and a Frank and Beatrice Krenak Living Trust 19 acre tract (748/250), respectively, as follows:

S71°16'01"W - 777.91 feet to an iron pin found at a fence corner post on the East line of said Krenak 19 acre tract for the Northwest corner of said Tract 3 and for a common east easterly Southwest corner of said Tract 3 and of this tract; N18°35'12"W - 41.61 feet to an iron pin found at a fence corner post for the Northeast corner of said Krenak 19 acre tract and for an interior sill corner of this tract; S47°57'18"W - 24.30 feet to a concrete ROW marker found at the curving East ROW of U. S. Highway No. 77 for a common west westerly Southwest corner of said Tract 3 and of this tract;

THENCE with a common line between the East ROW of said U. S. Highway and said Tract 3 and a curve to the left for an arc length 448.71 feet, said curve having a delta of 08°43'49", a radius of 2944.62 feet and a chord of N02°03'47"W - 448.38 feet to the PLACE OF BEGINNING and containing 0.501 Acres of Land.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2347 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 31st day of May, 1982.

