

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: September 3, 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 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 AARTI PATEL, MARYNA DANIELIAN, JACK BURNS II, KRISTOPHER HOLUB, PAMELA THOMAS, FLORENCE ROSAS, PETE FLORES, ZACHARY FLOREZ, ORLANDO ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, MAXWELL ATHERTON, VANESSA MCHANAY OR BOBBY BROWN 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
KIM ELLEN LEWINSKI, 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 1st day of Aug
in 2019, At 2:45 PM.
JODI MORGAN
County Clerk, Milam County, Texas
By Jodi Morgan
Deputy

EXHIBIT A

To, Ac. 8.501 Acres (Residue of Tract 3 - 9.116 Acres) Benton Schulze Subdivision Jesse Lee Survey, A-19 Milam County, Texas



All that certain space or parcel of land situated in Milam County, Texas, being the residue of Tract 3 - 9.116 acres (8.501 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 Ashy to Jim Thomas Welch, et al by Contract of Deed dated February 19, 1988 and being recorded in Volume 306, Page 731 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 Wood Road for the Northwest corner of said Tract, a reference iron found for the Northwest corner of said Tract 3, same being the Southwest corner of Tract 3 - 9.273 acres (Benton Schulze) bears N08°40'37"W - 15.27 feet;

THENCE N71°12'00"E (Plat bearing) - 448.28 feet with the South ROW of Wood Road and entering said Tract 3 for division to a point on a common line between the West ROW of Brice Lane and said Tract 3 for the Northeast corner of this tract, a reference iron found for the Northeast corner of said Tract 3, same being the Southeast corner of said Tract 3 bears S18°14'44"W - 28.88 feet;

THENCE S18°30'42"E - 494.88 feet with the West ROW and fence line of said Brice Lane to an iron pin found at a fence corner post on a common line between said Tract 3 and Tract 4 - 8.761 acres (Benton Schulze) for the Southeast corner of this tract;

THENCE with a common line and fence line between said Tracts 3 and 4 and a fence and Beatrice Kranek Livestock Tract 19 acre tract (788/250), respectively, as follows:

S71°18'01"W - 717.91 feet to an iron pin found at a fence corner post on the East line of said Kranek 19 acre tract for the Northwest corner of said Tract 3 and for a common post easterly Southwest corner of said Tract 3 and of this tract; N16°38'12"E - 41.41 feet to an iron pin found at a fence corner post for the Northeast corner of said Kranek 19 acre tract and for an interior oil corner of this tract; S87°57'18"W - 24.90 feet to a concrete ROW marker found on the curving East ROW of U. S. Highway No. 77 for a common post 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 06°43'49", a radius of 2944.82 feet and a chord of N02°03'47"W - 448.38 feet to the PLACE OF BEGINNING and containing 8.501 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, 1903.

