

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MILAM County

Deed of Trust Dated: February 20, 2014

Amount: \$61,750.00

Grantor(s): EDITH V DANN

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS, STATE AGENCY

Current Mortgagee: Veterans Land Board of the State of Texas

Mortgagee Address: Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Volume 1219, Page 512

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: August 6, 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 MCHANEY 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: 2017-004453

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

Filed 15 day of July
in 2019, At 12:59 P.M.

JODI MORGAN
County Clerk, Milam County, Texas
By Taney Tucker
Deputy

EXHIBIT A

In Re: 16.129 Acres
Wm. W. Hill Survey, A-191
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Wm. W. Hill Survey, Abstract No. 191 and being a part of "Tract A" - 58.14 acre tract as conveyed from the Estate of T. H. Freeman to H. H. Coffield by Deed dated January 8, 1957 and being recorded in Volume 297, Page 275 of the Deed Records of said Milam County and being more particularly described by notes and bounds as follows, to wit:

BEGINNING at an iron pin set on a common line between said Hill Survey and a Eliza Sante Survey, Abstract No. 317, same being a common line between said original 58.14 acre tract and H. H. Coffield 209.07 acre tract (332/609) for the Southeast corner of this tract, said iron pin being $S71^{\circ}00'00''W$ - 155.16 feet from an iron pin set for the Southwest corner of a H. H. Coffield 58 3/4 acre tract (306/598) and for the most southerly Southeast corner of said original 58.14 acre tract;

THENCE $S71^{\circ}00'00''W$ (Dead Bearing) - 629.59 feet with a common line between said original 58.14 acre tract and said Coffield 209.07 acre tract to an iron pin found at a 2" steel corner post at the end of County Road No. 327A for the most easterly Southwest corner of this tract;

THENCE with the East line of said County Road No. 327A as follows:

$N19^{\circ}00'00''W$ - 60.00 feet to a point for an interior all corner of this tract;
 $S71^{\circ}00'00''W$ - 504.76 feet to a point for the most westerly Southwest corner of this tract;
 $N19^{\circ}55'49''W$ - 1186.21 feet to an iron pin set at the intersection with the West line of County Road No. 327 for the Northwest corner of this tract;

THENCE with the West line of said County Road No. 327 as follows:

$S43^{\circ}45'25''E$ - 112.26 feet to a point for an interior all corner of this tract;
 $S57^{\circ}31'01''E$ - 149.73 feet to a point for an interior all corner of this tract;
 $S63^{\circ}22'14''E$ - 444.60 feet to a point for an interior all corner of this tract;
 $S75^{\circ}42'09''E$ - 106.40 feet to a point for an interior all corner of this tract;
 $S78^{\circ}29'11''E$ - 298.29 feet to a point for an exterior all corner of this tract;
 $S77^{\circ}30'25''E$ - 104.17 feet to a point for an exterior all corner of this tract;

$S58^{\circ}09'13''E$ - 231.04 feet to a point for an exterior all corner of this tract;

$S43^{\circ}38'01''E$ - 292.31 feet to the PLACE OF BEGINNING and containing 16.129 Acres of Land.