

#228

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

GRIMES County

Deed of Trust Dated: April 4, 2014

Amount: \$49,500.00

Grantor(s): ELMER RENE JACKSON and REBECCA DIANNA JACKSON

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: Document No. 00263439 and corrected by Correction Affidavit recorded under Document No.00299893

Legal Description: SEE EXHIBIT "A"

Date of Sale: November 5, 2019 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the GRIMES 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 SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ZACHARY FLOREZ, ORLANDO ROSAS, ALLAN JOHNSTON, RONNIE HUBBARD, BOBBY BROWN, PATRICK ZWIERS, JONATHAN HARRISON, SHAWN SCHILLER, DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JAMI HUTTON, DANA KAMIN, LISA BRUNO OR RONDA TYLER 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: 2018-008378



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

FILED FOR RECORD

At 1:55 O'clock P M

SEP 26 2019

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Barbara Kunsch, Deputy

EXHIBIT A

JANUARY 27, 2014

METES AND BOUNDS DESCRIPTION
OF A 10.44 ACRE TRACT IN THE
CYRUS CAMPBELL SURVEY, A-11
GRIMES COUNTY, TEXAS
BEING ALL OF
LOT 30, BLOCK 4, SECTION 1 OF
INDEPENDENCE ESTATES SUBDIVISION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.44 ACRES OF LAND IN THE
CYRUS CAMPBELL SURVEY, A-11, GRIMES COUNTY, TEXAS, BEING LOT 30, BLOCK 4, SECTION 1,
OF INDEPENDENCE ESTATES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME
927, PAGE 677 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.)

BEGINNING AT A 1/4 INCH IRON ROD SET ON THE WEST, RIGHT OF WAY LINE, OF INDEPENDENCE
LANE (R.O.W.) MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND
THE NORTHEAST CORNER OF LOT 29, OF SAID SUBDIVISION;

THENCE: S 69°37'52" W, ALONG THE NORTH LINE OF SAID LOT 29 FOR A DISTANCE OF 252.22
FEET TO A 5/8 INCH IRON ROD FOUND AT AN ANGLE POINT IN SAME;

THENCE: S 62°16'53" W, CONTINUING ALONG THE NORTH LINE OF LOT 29 FOR A DISTANCE OF
883.20 FEET TO A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 512.86 ACRE
TRACT DESCRIBED IN A DEED TO THE JOHN L. FRANKLOW TRUST, (TRACT 19), RECORDED IN
VOLUME 504, PAGE 180 OF THE R.P.R.G.C.T. MARKING THE NORTHWEST CORNER OF LOT 29
AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE EAST LINE OF SAID FRANKLOW TRUST TRACT FOR THE FOLLOWING CALLS:

- N 18°13'41" W, FOR A DISTANCE OF 120.74 FEET TO A 5/8 INCH IRON ROD FOUND AT AN
ANGLE POINT;
- N 18°50'57" W, FOR A DISTANCE OF 384.50 FEET TO A 5/8 INCH IRON ROD FOUND AT AN
ANGLE POINT;
- N 18°52'58" W, FOR A DISTANCE OF 98.66 FEET TO A 5/8 INCH IRON ROD MARKING THE
SOUTHWEST CORNER OF LOT 31 OF SAID SUBDIVISION AND THE NORTHWEST CORNER
OF THE HEREIN DESCRIBED TRACT;

THENCE: N 70°16'10" E, ALONG THE SOUTH LINE OF SAID LOT 31 FOR A DISTANCE OF 1108.24
FEET TO A 1/4 INCH IRON ROD SET ON THE WEST R.O.W. LINE OF INDEPENDENCE LANE MARKING
THE SOUTHEAST CORNER OF LOT 31 AND THE NORTHEAST CORNER OF THE HEREIN
DESCRIBED TRACT;

THENCE: S 20°37'38" E, ALONG THE WEST R.O.W. LINE OF INDEPENDENCE LANE AND THE EAST
LINE OF LOT 30 FOR A DISTANCE OF 100.27 FEET TO A 5/8 INCH IRON ROD FOUND AT THE
BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 728.41 FEET;

THENCE: ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'02" FOR AN
ARC DISTANCE OF 210.43" (CHORD BEARS: S 12°13'08" E, 209.70') TO THE POINT OF BEGINNING,
CONTAINING IN ALL 10.44 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY
SUPERVISION IN JANUARY OF 2014.

Filed for Record in:
Grimes County
On: Sep 26, 2019 at 01:55P
As a NOTICE

Amount 9.00
Receipt Number - 106068
By: Barbara Kimich

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Grimes County
as stamped hereon by me.
Sep 26, 2019

Vanessa Burzynski, Grimes County Clerk
Grimes County