

NOTICE OF FORECLOSURE SALE

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 IMMEDIATELY.

- 1. Property to Be Sold. The property to be sold is described as follows: SEE EXHIBIT "A"
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/04/2013 and recorded in Document 00001171 real property records of Navarro County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 09/06/2016
Time: 11:00 AM
Place: Navarro County Courthouse, Texas, at the following location: NAVARRO CENTER, 800 N MAIN EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
5. Obligations Secured. The Deed of Trust executed by IAN ANDREW LANNING AND JULIA BALVINA LANNING, provides that it secures the payment of the indebtedness in the original principal amount of \$46,980.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and DOVENMUEHLE MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o DOVENMUEHLE MORTGAGE, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, WES WEBB OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, WES WEBB OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

Certificate of Posting
I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

2016-98
FILED FOR RECORD
AT 4:50 O'CLOCK P.M.
JUL 25 2016
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY



EXHIBIT "A"

FIELD NOTES

JAMES D. & SUZANNE S. GABERINO, LTD.
TRACT 5
19.01 ACRES

MCKINNEY & WILLIAMS
ABSTRACT 607

NAVARRO COUNTY

All that certain lot, tract, or parcel of land situated in the McKinney & Williams Survey Abstract 607, Navarro County, Texas, and being part of a called 224.08 acre tract of land described by deed recorded in Volume 1496, Page 362 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a set 1/2" iron rod for the northwest corner of this tract S29°15'51"E 358.35 feet from the original northwest corner of the above mentioned tract located on the east line of County Road No. 4240, said point being on the west line of the McKinney & Williams Survey A-607 and the east line of the Jessie Ammons Survey A-30;

THENCE N61°38'15"E 2211.64 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S29°40'15"E 374.29 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE S61°38'15"W 2214.30 feet to a set 1/2" iron rod for the southwest corner of this tract located on said east line of County Road No. 4240, the west line of said McKinney & Williams Survey and the east line of said Jessie Ammons Survey;

THENCE with the east line of said road and said common survey line N29°15'51"W 374.24 feet to the place of beginning and containing 19.01 acres of land.