

2016-148  
FILED FOR RECORD  
AT \_\_\_\_\_ O'CLOCK P.M.  
NOV 03 2016

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County

Deed of Trust Dated: November 1, 2013

Amount: \$100,000.00

Grantor(s): KATHRYN L. MAYS and RICHARD D. MAYS

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

BY Sharon St. Pierre DEPUTY

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS

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. 00009148

Legal Description: 1.028 ACRES OF LAND BEING TRACT 48, SOUTHPPOINT ON RICHLAND CHAMBERS LAKE, AN ADDITION OF 169.004 ACRES TO NAVARRO COUNTY, TEXAS SITUATED IN THE SIDNEY KING SURVEY, ABSTRACT NO. 458, NAVARRO COUNTY, TEXAS AND FILED OF RECORD AT VOLUME 8, PAGE 111-116, OFFICIAL MAP AND PLAT RECORDS OF NAVARRO COUNTY, TEXAS AND INSTRUMENT NO. 3320 (2010), OFFICIAL REAL PROPERTY RECORDS OF NAVARRO COUNTY, TEXAS.

Date of Sale: December 6, 2016 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 NAVARRO 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.

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL OR ALLAN JOHNSTON 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Aaron J. Espinoza  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, LLP.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-016082

Sharon St. Pierre 11-3-2016

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT,  
RANDY DANIEL, CINDY DANIEL OR ALLAN JOHNSTON  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007