

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2019 MAR 28 AM 9:47
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY TEXAS
BY *Trace M. Campbell*

Matter No.: 053484-TX

Date: March 28, 2019

County where Real Property is Located: Rains

ORIGINAL MORTGAGOR: JOE ELWYN BURNS AND LINDA A. BURNS, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS
CURRENT MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS
MORTGAGE SERVICER: VETERANS LAND BOARD OF THE STATE OF TEXAS

DEED OF TRUST DATED 9/19/2014, RECORDING INFORMATION: Recorded on 9/19/2014, as Instrument No. 001512 in Book 577 Page 0341

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING AN 8.394 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE EMILY RIDMOND SURVEY, ABSTRACT NO. 194, RAINS COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2019, the foreclosure sale will be conducted in Rains County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VETERANS LAND BOARD OF THE STATE OF TEXAS is acting as the Mortgage Servicer for VETERANS LAND BOARD OF THE STATE OF TEXAS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VETERANS LAND BOARD OF THE STATE OF TEXAS, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VETERANS LAND BOARD OF THE STATE OF TEXAS
Texas Vet - Mortgage Loans
GLO-Stephen F. Austin Bldg
1700 N. Congress Avenue
Austin, TX 78701

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



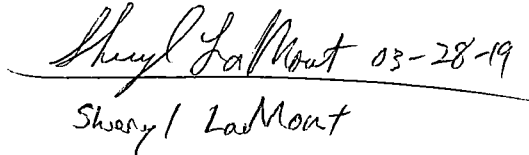
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Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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.



By: _____ Substitute Trustee
HARRIETT FLETCHER OR ROBERT LAMONT OR DAVID
SIMS OR ALLAN JOHNSTON OR SHERYL LAMONT OR
PAUL A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036



Sheryl LaMont 03-28-19
Sheryl LaMont

EXHIBIT A – LEGAL DESCRIPTION

BEING an 8.394 acre tract and being all that certain lot, tract or parcel of land situated in the Emily Richmond Survey, Abstract No. 194, Rains County, Texas, and being part of a called 41.4 acre tract described as Tract Two in a deed from Thomas O. Childers to Penny Jannelle Tolleson as recorded in Volume 548, Page 282, Rains County Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the east line of a called 5.3 acre tract (Burries, 195/245 R.C.D.R.), and the west line of said 41.4 acre tract, said point being the southwest corner of a called 25.000 acre tract (Young, 574/685 R.C.O.P.R.);

THENCE S 89°03'39" E across said 41.4 acre tract and along the south line of said 25.000 acre tract, passing a 1/2 inch iron rod found, for a reference, at a distance of 1065.51 feet and continuing a total distance of 1090.51 feet to a point within County Road No. 3150, on the west line of a called 9.994 acre tract (Jeeks, 547/251 R.C.O.P.R.), and the east line of said 41.4 acre tract, at the southeast corner of said 25.000 acre tract, for a corner;

THENCE S 02°40'47" W (Directional Control Line) with said County Road No. 3150 and along the east line of said 41.4 acre tract and the west line of said 9.994 acre tract a distance of 336.24 feet to a point for a corner, said point being the northeast corner of a called 8.000 acre tract (Phillips, 572/707 R.C.O.P.R.);

THENCE N 89°03'39" W across said 41.4 acre tract and along the north line of said 8.000 acre tract, passing a 1/2 inch iron rod found, for a reference, at a distance of 20.00 feet and continuing a total distance of 1085.40 feet to a 1/2 inch iron rod found on the west line of said 41.4 acre tract and the east line of said 5.3 acre tract, at the northwest corner of said 8.000 acre tract, for a corner;

THENCE N 01°48'37" E along the west line of said 41.4 acre tract and the east line of said 5.3 acre tract a distance of 336.12 feet to the POINT OF BEGINNING and containing 8.394 acres of land.

NOTE: Basis of Bearing is the west line of said 9.994 acre tract (547/251 R.C.O.P.R.)

I, Daany W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the field notes hereon are a true, correct and accurate representation of the property as determined by an on the ground survey conducted on April 15, 2014, under my supervision.