

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**RAINS County**

**Deed of Trust Dated:** December 8, 2020

**Amount:** \$130,200.00

**Grantor(s):** APRIL LEE WIGLEY and RAUL SERGIO RODRIQUEZ

**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. 2020-3133

**Legal Description:** BEING A 15.81 ACRE TRACT OR PARCEL OF LAND SITUATED IN ABSTRACT NO. 207, RAINS COUNTY, TEXAS BY GENERAL WARRANTY DEED; AS RECORDED IN VOLUME 578, PAGE 01, AND IN VOLUME 230, PAGE 400, DEED RECORDS, RAINS COUNTY, TEXAS, SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A".

**Date of Sale:** June 7, 2022 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the RAINS 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.

HARRIETT FLETCHER OR ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, SHERYL LAMONT, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, ALLAN JOHNSTON, RONNIE HUBBARD, SUE SPASIC, ZORAN W. SPASIC, SHANNAH HOWLE, JONATHAN HARRISON, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO OR JON MURPHY HOWLE 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.

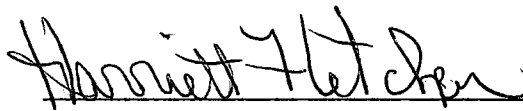
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-001492



Printed Name: Harriett Fletcher, May 12, 2022  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED FOR RECORD  
2022 MAY 12 PM 12:50  
RANDY SAWYER  
COUNTY CLERK  
RAINS COUNTY TEXAS  
BY MIV

EXHIBIT A

BEING A 15.81 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE S.L. SMITH SURVEY, ABSTRACT NO. 207, BASS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 15.804 ACRE TRACT OF LAND CONVEYED FROM GRINDA WADE TO DONALD HINTON, BY GENERAL WARRANTY DEED, AS RECORDED IN VOLUME 278, PAGE 01, OFFICIAL PROPERTY RECORDS, RAINS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN A CONTRACT OF SALE AND PURCHASE TO ALBERT WESLEY MEDLIN, AS RECORDED IN VOLUME 230, PAGE 400, DEED RECORDS, RAINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF FARM TO MARKET ROAD 2727, AT THE NORTHWEST CORNER OF A CALLED 8.002 ACRE TRACT OF LAND CONVEYED TO ELIAC CARL TABER, BY GIFT DEED, AS RECORDED IN VOLUME 309, PAGE 593, DEED RECORDS, RAINS COUNTY, TEXAS, AND AT THE SOUTHWEST CORNER OF SAID 15.804 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN CONCRETE BEARS NORTH 02 DEGREES 03 MINUTES 12 SECONDS EAST, A DISTANCE OF 4.34 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 04 SECONDS WEST, WITH THE EAST LINE OF FARM TO MARKET ROAD 2727 AND WITH THE WEST LINE OF SAID 15.804 ACRE TRACT, A DISTANCE OF 792.26 FEET TO A POINT AT THE SOUTHWEST CORNER OF A CALLED 4.682 ACRE TRACT OF LAND CONVEYED TO KURT M. SCHWARTZ, ET UX, BY QUITCLAIM DEED, AS RECORDED IN FILE NO. 2019-2119, OFFICIAL PUBLIC RECORDS, RAINS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN A WARRANTY DEED TO PAUL A. SCHWARTZ, ET UX, AS RECORDED IN VOLUME 162, PAGE 505, DEED RECORDS, RAINS COUNTY, TEXAS, AND AT THE NORTHWEST CORNER OF SAID 15.804 ACRE TRACT, FROM WHICH A 1/2" IRON PIPE FOUND BEARS SOUTH 03 DEGREES 10 MINUTES 21 SECONDS WEST, A DISTANCE OF 4.25 FEET;

THENCE NORTH 88 DEGREES 38 MINUTES 51 SECONDS EAST, WITH THE SOUTH LINE OF SAID 4.682 ACRE TRACT AND WITH THE NORTH LINE OF SAID 15.804 ACRE TRACT, A DISTANCE OF 859.10 FEET TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 20.036 ACRE TRACT OF LAND CONVEYED TO DEBORAH HALEY, BY WARRANTY DEED, AS RECORDED IN FILE NO. 2017-2518, OFFICIAL PUBLIC RECORDS, RAINS COUNTY, TEXAS AND AT THE NORTHEAST CORNER OF SAID 15.804 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF SAID 15.804 ACRE TRACT BEARS NORTH 88 DEGREES 00 MINUTES 12 SECONDS EAST, A DISTANCE OF 1,492.50 FEET;

THENCE SOUTH 01 DEGREE 47 MINUTES 26 SECONDS EAST, WITH THE WEST LINE OF SAID 20.036 ACRE TRACT, WITH THE WEST LINE OF A CALLED 20.033 ACRE TRACT OF LAND CONVEYED TO DEBORAH HALEY, ET AL, BY GENERAL WARRANTY DEED WITH RETAINED LIFE ESTATE, AS RECORDED IN FILE NO. 2016-1720, OFFICIAL PUBLIC RECORDS, RAINS COUNTY, TEXAS, AND WITH THE EAST LINE OF SAID 15.804 ACRE TRACT, PASSING AT 693.23 FEET A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 20.036 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 20.033 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 788.26 FEET TO A 1/2" IRON ROD SET CAPPED (BY-ONE) AT THE NORTHEAST CORNER OF SAID 8.002 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 15.804 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 20.033 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 8.002 ACRE TRACT BEARS SOUTH 01 DEGREE 47 MINUTES 06 SECONDS EAST, A DISTANCE OF 599.01 FEET;

THENCE SOUTH 88 DEGREES 02 MINUTES 49 SECONDS WEST, WITH THE NORTH LINE OF SAID 8.002 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 15.804 ACRE TRACT, A DISTANCE OF 573.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.81 ACRES OF LAND.

*Handwritten signature*

