

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAMAR County

Deed of Trust Dated: March 16, 2015

Amount: \$122,494.00

Grantor(s): DONNA SHELTON and JIMMIE E. SHELTON, SR.

Original Mortgagee: VILLAGE CAPITAL & INVESTMENT, LLC

Current Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC

Mortgagee Address: VILLAGE CAPITAL & INVESTMENT LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 123140-2015

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Date of Sale: February 7, 2017 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

SHANNAH WALKER OR JON MURPHY HOWLE, SUE SPASIC OR ZORAN W. SPASIC 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.

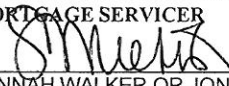
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015322


SHANNAH WALKER OR JON MURPHY HOWLE, SUE SPASIC OR
ZORAN W. SPASIC
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

FILED FOR RECORD
LAMAR COUNTY, TEX

17 JAN -5 PM 4: 24

RUTH SISSON
COUNTY CLERK

BY _____ DEPUTY

STATE OF TEXAS

COUNTY OF ~~LAMAR~~ HOPKINS

Before me, the undersigned authority, on this 5 day of January 2017, personally appeared Shannah Walker, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Beth Reichert

NOTARY PUBLIC, STATE OF

TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015322



Exhibit A
Legal Description

Being a 10.502 acre (deed call 10.612 acres) tract of land in the A. Baker Survey, Abstract NO. 78, in Lamar County, Texas; and being all of that certain tract of land described as Tract one and Tract two in deed dated March 24, 2003 to Travis Dickson, et ux, recorded in Volume 1307 page 235 of the Lamar County Real Property Records (LCRPR), said 10.502 acres of land is more particularly described by metes and bounds as follows (all bearings cited herein are referenced to due North along the west boundary line of the subject property per Vol 1307 pg 235 LCRPR)

Beginning at a 3/8 inch iron rod found in the east right of way line of County Road 34780 (also known as Celia Road and 60 feet wide per Vol 599, pg 1025, Lamar County Deed Records (LCDR) for the SW corner of that certain tract of land described in deed dated May 19, 2000, to Steven Dawson et ux, recorded in Vol 978 pg 24 LCRPR and the NW corner of said Tract one and the herein described tract;

- 1) Thence South 86°48'43" East, along the south boundary line of said Steven Dawson tract and the north boundary line of said Tract One, a distance of 687.77 feet (deed call North 89°43'04" East, a distance of 688.97 feet) to a 3/8 inch iron rod found for the common north corner of said Tracts one and two;
- 2) Thence South 88°01'49" East (deed call north 89°43'04" East) along the south boundary line of said Steven Dawson tract and the north boundary line of said Tract Two, a distance of 43.20 feet to a 3/8 inch iron rod found for the northeast corner of said tract two, from which a found 1/2 inch iron rod with cap bears north 55°36'44" East, a distance of 6.36 feet;
- 3) Thence South 00°46'08" West along the east boundary line of said tract two, a distance of 632.21 feet (deed call 630.09 feet) to a 1/2 inch iron rod with cap set for the SE corner of said Tract Two;
- 4) Thence North 86°36'28" West (deed call South 89°30' West), along the south boundary line of said tract two, a distance of 39.43 feet to a 3/8 inch iron rod found for the common south corner of said Tracts one and two;
- 5) Thence North 86°36'28" West, along the south boundary line of said tract one, a distance of 683.23 feet (deed call south 89°30' West a distance of 692.63 feet) to a 3/8 inch iron rod found in the east right of way line of County Road 34780 for the SW corner of said tract One;
- 6) Thence North (reference bearing), along the east right of way line of County Road 34780 and the west boundary line of said tract two, a distance of 629.13 feet (deed call 632.97 feet) to the point of beginning and containing 10.502 acres of land, more or less.