

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 MAY 14 P 1:21

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HILL County
Deed of Trust Dated: May 10, 2017
Amount: \$36,900.00
Grantor(s): CARRIE MCILLANEY and LEO JOHN MCILLANEY III
Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS, STATE AGENCY
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. 00088336
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: June 4, 2019 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 HILL 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.

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, AURORA CAMPOS, RAMIRO CUEVAS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, VANESSA MCHANEY OR KATHY ARRINGTON 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006421



Printed Name: **Donna Stockman**
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"
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Being 10.78 acres of land out of the Francisco Baldez Survey, Abstract Number 31, Hill County, Texas, and being part of that called 40.784 acres of land described in a deed to Running Iron Investments, LLC recorded in Volume 1852, Page 802 of the Deed Records of Hill County, Texas, and being further described as follow with bearings based on geodetic North by GPS observation.

Beginning at a 1/2 inch steel rod set capped "M&A" in the approximate center of Hill County Road 2115 in the West line of said 40.784 acres at the Northwest corner of this from which a 1/2 inch steel rod set capped "M&A" bears North 59 Degrees 15 Minutes 17 Seconds East a distance of 30.00 feet for reference;

Thence North 59 Degrees 15 Minutes 17 Seconds East a distance of 1286.59 feet to a 1/2 inch steel rod set capped "M&A" in the East line of said 40.784 acres and in the West line of that called 70 acres of land described in a deed to W. J. Ingram and wife Margaret Ruth Ingram, recorded in Volume 633, Page 763 of the Deed Records of Hill County, Texas, and at the Northeast corner of this;

Thence South 31 Degrees 11 Minutes 52 Seconds East a distance of 364.85 feet along the East line said 40.784 acres and along the West line of said 70 acres to a 3/8 inch steel rod found at the Southeast corner of said 40.784 acres and at the Northwest corner of that called Second Tract (20 Acres) described in a deed to Mark Thomas Ayers and April Leah McKinney, recorded in Volume 1580, Page 248 of the Deed Records of Hill County, Texas, at the Southeast corner of this;

Thence South 59 Degrees 15 Minutes 17 Seconds West a distance of 1288.35 feet to a 3/8 inch steel rod found in the approximate center of said Hill County Road 2115 at the Northwest corner of said second tract and at the Southwest corner of said 40.784 acres from which a 1/2 inch steel rod set capped "M&A" bears North 59 Degrees 15 Minutes 17 Seconds Est a distance of 30.00 feet for reference;

Thence North 30 Degrees 55 Minutes 22 Seconds West a distance of 364.84 feet to the Point of Beginning, containing 10.78 acres of land.