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FILED
AT 10:10 O'CLOCK AM

OCT 12 2017

Paula Simpson
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CORYELL County

Deed of Trust Dated: September 25, 2015

Amount: \$36,900.00

Grantor(s): BENJAMIN ROZANSKI and KELSEY DANIELLE ROZANSKI

Original Mortgagee: VETERANS LANDBOARD 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. 283552

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: November 7, 2017 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 CORYELL 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, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JILL NICHOLS OR MEGHAN LAMONTE 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.

Aaron Espinoza

Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2900
Houston, Texas 77002
Reference: 2017-004820

[Signature]

TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN,
DAVID STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JILL
NICHOLS OR MEGHAN LAMONTE
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Maples & Associates, Inc.

www.maples.com • P.O. Box 465 • Lampasas, Texas 76850 • (817) 629-2026 • (817) 954-0520 fax • Form No. 10097700

LEGAL DESCRIPTION OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS

Being 11.01 acres of the J.J. Morton Survey, Abst. No. 678 in Coryell County, Texas; and being part of a 5.010 acre tract of land described as Tract One and part of a 10.00 acre tract of land described as Tract Two in a deed from Denise Miller, et al to Michelle Moore, May 6, 2015, as recorded in Document No. 278887 of the Official Public Records of Coryell County, Texas; said 11.01 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin found at a fence corner on the east line of County Road 340 for the southwest corner of said 5.010 acre tract and the northwest corner of a 10.00 acre tract of land described in a deed to Frank James, recorded as Document No. 20703 of said official public records;

THENCE North $18^{\circ}38'43''$ East, with the east line of said County Road 340, with the west line of said 5.010 acre tract, and along the general course of a fence, 136.34 feet to a 1/2 inch iron pin found for the northwest corner of said 5.010 acre tract and southwest corner of said 10.00 acre tract;

THENCE North $18^{\circ}29'43''$ East, with the east line of said County Road 340, with the west line of said 10.00 acre tract, and along the general course of a fence, 269.55 feet to a 1/2 inch iron pin found for the northwest corner of said 10.00 acre tract and the southwest corner of a 4.99 acre tract of land described in a deed to Chris Ward, as recorded in Document No. 97814 of said official public records;

THENCE South $70^{\circ}40'25''$ East, with the north line of said 10.00 acre tract, with the south line of said 4.99 acre tract, and along the general course of a fence, 520.33 feet to a 1/2 inch iron pin found for the southeast corner of above described 4.99 acre tract and the southwest corner of a 4.99 acre tract of land described in a deed to Jerry West, et ux, as recorded in Document No. 129453 of said official public records;

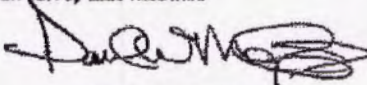
THENCE South $78^{\circ}35'14''$ East, with the north line of said 10.00 acre tract, with the south line of said West 4.99 acre tract, and along the general course of a fence, 678.83 feet to a 3 inch pipe post found for northernmost northwest corner of a 1.00 acre tract of land described in a deed to Barry Cohen, as recorded in Document No. 221227 of said official public records;

THENCE South $61^{\circ}01'37''$ West, with the northwest line of said 1.00 acre tract and along the general course of a fence, 284.60 feet to a 3 inch pipe post found for the westernmost northwest corner of said 1.00 acre tract and the westernmost northeast corner of a 3.00 acre tract of land described in a deed to Jonathan Miller, as recorded in Document No. 217267 of said official public records;

THENCE North $70^{\circ}57'00''$ West, with a north line of said 3.00 acre tract, 151.45 feet to a 3/8 inch iron pin found for the northwest corner of said 3.00 acre tract;

THENCE South $23^{\circ}12'22''$ West, with the west line of said 3.00 acre tract, 206.69 feet to a 6.5 inch pipe post found for the southwest corner of said 3.00 acre tract, being on the south line of said 5.010 acre tract and the north line of said James 10.00 acre tract;

THENCE North $70^{\circ}41'56''$ West, with the south line of said 10.00 acre tract, with the north line of said James 10.00 acre tract, 1051.93 feet to the PLACE OF BEGINNING, as surveyed on the ground on August 22, 2015, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
02015 All rights reserved.

Job No. 102811



EXHIBIT "A"

STATE OF TEXAS
COUNTY OF CORYELL
Barbara Simpson, County Clerk in and for
Coryell County, Texas do hereby certify that this
instrument was filed for record in the volume
and page of the Coryell County Public
Records and of the time and date as stamped
hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson

FILED FOR RECORD
AT 10:50 O'CLOCK AM

OCT 8 8 2015

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

283552