

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County Deed of Trust:

Dated: March 19, 2012

Amount: \$27,900.00

Grantor(s): JAMES NEAL and SHANA NEAL

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS, STATE AGENCY

Current Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS

Mortgagee Servicer and Address: c/o Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00002142

Legal Description: SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: December 2, 2014 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 NAVARRO 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.

RANDY DANIEL OR CINDY DANIEL OR JIM O'BRYANT 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. app. Section 501 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.**

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2014-025251



RANDY DANIEL OR CINDY DANIEL OR JIM O'BRYANT
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

2014-144
FILED FOR RECORD
AT 10:00 O'CLOCK A.M.
NOV 06 2014
SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY  DEPUTY



FIELD NOTES

10.80 ACRES

G.W. DUNNEGAN SURVEY
ABSTRACT NO. 237

THE ARROWWOOD DEVELOPMENT CORPORATION TRACT

J.C. BLANKENSHIP SURVEY
ABSTRACT NO. 100

NAVARRO COUNTY, TEXAS

All of that certain lot, tract or parcel of land located in the G.W. Dunnegan Survey, Abstract No. 237 and the J.C. Blankenship Survey, Abstract No. 100, Navarro County, Texas and being all of a called 10.80 acre tract of land to Arrowwood Development Corporation, a Minnesota Corporation, described in Deed recorded in Instrument number 7689 of the Official Property Records of Navarro County, Texas (OPRNCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point in the center of County Road 3100 at the south corner of the Matthew C. and Cindy L. Harris 10.80 acre tract of land described in Instrument Number 4058 of the OPRNCT and being the east corner of this tract;

THENCE, S 59° 05' 47" W (Reference Bearing), 270.70 feet along the center of County Road 3100 being the south line of this tract to a point at the east corner of the Arrowwood Development Corporation 11.34 acre tract of land described in Instrument Number 7689 of the OPRNCT at the south corner of this tract;

THENCE, N 31° 35' 25" W, passing a 5/8" iron rod found at 40.00 feet and continuing a total distance of 1738.01 feet passing the north line of the G.W. Dunnegan Survey to a 5/8" iron rod found in the south line of the Gary and Linda Brunton 167.161 acre tract of land described in Deed recorded in Volume 1847, Page 504 of the OPRNCT at the west corner of this tract;

THENCE, N 59° 05' 47" E, 270.70 feet along the south line of the Brunton tract being the north line of this tract to a 5/8" iron rod found at the west corner of the Harris tract at the north corner of this tract;

THENCE, S 31° 35' 23" E, along the common line of the Harris tract and this tract, passing the south line of the J.C. Blankenship Survey and passing a 5/8" iron rod found at 1698.01 feet and continuing a total distance of 1738.01 feet to the POINT OF BEGINNING and CONTAINING 10.80 ACRES OF LAND MORE OR LESS of which approximately 0.25 acre lies within occupied County Road 3100.

BASIS OF BEARING: INSTRUMENT NUMBER 7689 OPRNCT




Gary L. Hardin, RPLS No. 4207
W.O. #8-5061 (See Plat)



EXHIBIT A

FNS CORRECT FOR 10.80 ACRES
SURV.  DATE 2/3/08