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Filed 6-13-16
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or Verified

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LIMESTONE County
Deed of Trust Dated: August 26, 2014
Amount: \$21,968.00
Grantor(s): RODNEY EARL RAY and STACEY BOUCHER

Original Mortgagee: SHELLEY HANSON
Current Mortgagee: WESTRIDGE MORTGAGE, LTD

00001186

Mortgagee Address: WESTRIDGE MORTGAGE, LTD, P.O. BOX 161775, AUSTIN, TEXAS 78716

Recording Information: Document No. 20143740

Legal Description: BEING 37 1/2 FEET OFF THE WEST SIDE OF LOT 42 AND 12 1/2 FEET OFF THE EAST SIDE OF LOT 41, WHITCOMB PLACE, DIVISION LXXVII (77), IN THE CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: July 5, 2016 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 LIMESTONE 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.

ROBERT LAMONT OR SHARON ST. PIERRE, SHERYL LAMONT, DAVID SIMS OR ALLAN JOHNSTON 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.

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



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-013361



ROBERT LAMONT OR SHARON ST. PIERRE, SHERYL LAMONT,
DAVID SIMS OR ALLAN JOHNSTON
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

6-13-16

EXHIBIT A

Being commonly known as 806 W. Navasota Street, Groesbeck, Texas 76642, and more particularly described below.

Being 37-1/2 feet off the West side of Lot 42 and 12-1/2 feet off the East side of Lot 41 of what is known as "Whitcomb Place", same being a supplemental subdivision of Division LXXVII(77) in the town of Groesbeck, Limestone County, Texas, according to a plat of said supplemental subdivision of Division LXXVII (77) as made by Walter W. Leach, County Surveyor of Limestone County, Texas, and which now appears of record in Vol 1, Page 137 of the Plat Records of Limestone County, Texas and was conveyed in a deed to Martin Gonzalez and wife, Jeronima V. Roman, executed by Bennie D. Stevens dated May 23, 2004, and recorded at Vol 1444 Page 330 of the Real Property Records of Limestone County, Texas and also described in a deed from Martin Gonzalez and wife, Jeronima to Shelley Hanson dated August 7, 2013, and recorded as Instrument number 20133306 of the Real Property Records of Limestone County, Texas.

Filed for Record in:
Limestone County

On: Jun 13, 2016 at 01:41P

By: Delores Crabb

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Jun 13, 2016

Peggy Beck, County Clerk
Limestone County