

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LLANO County
Deed of Trust Dated: July 30, 1997
Amount: \$42,750.00
Grantor(s): DANA LACKEY

Original Mortgagee: TEXAS INDEPENDENT BANK, A STATE BANK
Current Mortgagee: TIB THE INDEPENDENT BANKERSBANK, N.A.

Mortgagee Address: TIB THE INDEPENDENT BANKERSBANK, N.A., 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Volume 832, Page 274

Legal Description: BEING A 0.508 ACRE TRACT OF LAND BEING ALL OF LOTS 1,2,3, AND A PORTION OF LOT 4, BLOCK 23, BARLER'S ADDITION TO THE TOWN OF LLANO, TEXAS, SAID 0.508 ACRE TRACT BEING THAT CERTAIN TRACT DESCRIBED BY DEED RECORDED IN VOLUME 373, PAGES 283-284, DEED RECORDS, LLANO COUNTY, TEXAS, SAID 0.508 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: May 7, 2019 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 LLANO 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.

THOMAS ROSSINGTON OR MARTHA ROSSINGTON, MARYNA DANIELIAN, PAMELA THOMAS, JACK BURNS II, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, MAXWELL ATHERTON, DYLAN RUIZ, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPPERT, HOWARD WHITNEY, STEPHAN RAWLINGS, VANESSA MCHANEY OR CHRIS LAFOND 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.

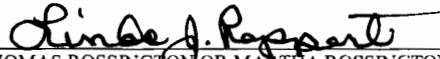
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member 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.

FORECLOSURE
FILED FOR POSTING
Marcia Hadeker
COUNTY CLERK, LLANO COUNTY, TEXAS
BY AP Durbin DEPUTY
DATE 7-4-19
TIME 2:25pm



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-000935



THOMAS ROSSINGTON OR MARTHA ROSSINGTON, MARYNA
DANIELIAN, PAMELA THOMAS, JACK BURNS II,
KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, MAXWELL
ATHERTON, DYLAN RUIZ, JUANITA COX, JIMMY BREWER,
STEPHEN RAWLINGS, LINDA J. REPERT, HOWARD
WHITNEY, STEPHAN RAWLINGS, VANESSA MCHANEY OR
CHRIS LAFOND
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"
LEGAL DESCRIPTION FOR

804 East Wallace Street
Llano, Texas 78643

Being a 0.508 acre tract of land being all of Lots 1, 2, 3, and a portion of Lot 4, Block 23, Barker's Addition to the Town of Llano, Texas, said 0.508 acre tract being that certain tract described by Deed recorded in Volume 373, Pages 283-284, Deed Records, Llano County, Texas, said 0.508 acre tract being more particularly described by meters and bounds as follows:

Beginning at a 1/2" iron rod found for the northwest corner of the herein described tract, at the intersection of the south right-of-way line of East Wallace Street, with the east right-of-way line of Cedar street;

Thence, along the south right-of-way line of East Wallace Street, N 90 deg. 00' 00" E, a distance of 157.12' to a 1/2" iron rod found at the northwest corner of the Lee McDonald tract recorded in volume 82, page 127, Deed Records, Llano County, Texas;

Thence, departing the south right-of-way line of East Wallace Street, along the west boundary line of the Lee McDonald tract and the east boundary line of the Naomi Rodgers tract recorded in volume 626, page 323, Official Public Records, Llano County, Texas, S 02 deg. 36' 59" E, a distance of 138.51' to a 1/2" iron rod found for corner in the south line of Lot 4, the north line of a 19.5' alley in Block 23;

Thence, along the south boundary lines of a portion of Lot 4, and all of lots, 2, and 1, Block 23, N 89 deg 51' 31" W, a distance of 163.09' to a 1/2" iron rod found in the east right-of-way line of Cedar Street;

Thence, along the east right-of-way line of Cedar Street, N 00 deg. 08' 48" W, a distance of 137.97' to the Point-Of-Beginning and containing 0.508 of an acre tract of land.