

25-011FC

FILED FOR RECORD  
SHELBY COUNTY TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2025 MAR 11 AM 9:47

JENNIFER L. HOUSTON  
COUNTY CLERK

BY \_\_\_\_\_ DEPUTY

**SHELBY County**

**Deed of Trust Dated:** October 27, 2014

**Amount:** \$74,400.00

**Grantor(s):** ANDREA N MILLS and JAMES WILLIAM MILLS

**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. 2014004108

**Legal Description:** 32.76 ACRES OF LAND IN THE J.H. LESTER SURVEY, A-440, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 1060, PAGE 857, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND A CONTRACT OF SALE AND PURCHASE RECORDED IN VOLUME 1060, PAGE 861, OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS, SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** April 1, 2025 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the SHELBY 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.

SHERYL LAMONT OR ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, PHILLIP HAWKINS, AURORA CAMPOS, ALLAN JOHNSTON, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS OR RONNIE HUBBARD 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 Mortgagee, 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 Mortgagees 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.**

Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-007543

Printed Name: Sheryl LaMont, March 11, 2025  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

EXHIBIT "A"

BEING 32.76 acres of land, more or less, a part of the J. H. LESTER SURVEY, A-440, Shelby County, Texas, and being the land described in the Warranty Deed from Fred Hudson, Jr. to the Veterans Land Board of the State of Texas dated September 27, 2006, recorded in Vol. 1060, Page 857, Official Public Records, Shelby County, Texas, and Contract of Sale and Purchase from the Veterans Land Board of the State of Texas to Melvin L. Shedd dated August 31, 2006, recorded in Vol. 1060, Page 861, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch iron rod found for the SWC of this tract and for said Lester Survey and for an interior angle corner for East Texas Acres 97.104 acre tract recorded in Vol. 899, Page 558, Official Public Records, Shelby County, Texas, and for C. M. Hill Survey, A-959, from which a 14 inch Post Oak brs. N. 18 deg. 57 min. 46 sec. W. 10.05 ft., and a 14 inch White Oak brs. S. 16 deg. 00 min. 17 sec. W. 17.46 ft., marked "X";

THENCE N. 25 deg. 21 min. 10 sec. E. 1687.77 ft., (source of bearing Vol. 899, Page 558 OPR) to a point in the WBL of this tract and said Lester Survey to a 1/2 inch iron rod found for an interior corner of said 97.104 acre tract and for the NWC of this tract 33 inch North of the centerline of County Road # 1090 from which a 16 inch Post Oak marked "X" brs. N. 78 deg. 28 min. 07 sec. W. 17.57 ft., a 12 inch Post Oak marked "X" N. 80 deg. 27 min. W. 24.04 ft.;

THENCE S. 68 deg. 07 min. 45 sec. E. 847.22 ft., crossing said road to a 1/2 inch iron rod with cap set for the NEC of this tract and for the NWC of Elton Dalton 16.0 acre tract in the NBL of said Lester Survey and in the SBL of the W. A. Holland Survey, A-322, from which a 10 inch Pine marked "X" brs. N. 07 deg. W. 2.1 ft., and a 5 inch Black Gum marked "X" brs. S. 188 W. 11.4 ft.;

THENCE S. 24 deg. 25 min. 54 sec. W. 1656.88 ft., to a U-bolt (iron stake) found for the SEC of this tract and for the SWC of said 16.0 acre tract in the SBL of said Lester Survey and in the NBL of said 97.104 acre tract and said Hill Survey from which a 1/2 inch iron rod found brs. S. 67 deg. 40 min. 51 sec. E. 368.51 ft.;

THENCE N. 67 deg. 45 min. 22 sec. W. 582.97 ft., to a 1/2 inch iron rod found in the SBL of this tract and said Lester Survey and in the NBL of said 97.104 acre tract and said Hill Survey from which a 12 inch Post Oak marked "X" brs. S. 69 deg. 07 min. 44 sec. E. 4.82 ft.;

THENCE N. 74 deg. 36 min. 13 sec. W. 294.62 ft., to the Point of Beginning, containing 32.76 acres of land, more or less.

Surveyed by Mark Birdwell, Registered Professional Land Surveyor of the State of Texas, No. 5148, on June 29, 2006.