

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ANGELINA County**  
**Deed of Trust Dated:** April 25, 2012  
**Amount:** \$93,256.00  
**Grantor(s):** JEREMY B. MARSH

**Original Mortgagee:** VILLAGE CAPITAL & INVESTMENT, LLC  
**Current Mortgagee:** VILLAGE CAPITAL & INVESTMENT LLC

**Mortgagee Address:** VILLAGE CAPITAL & INVESTMENT LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 2012-00291893

**Legal Description:** BEING LOT NO. ELEVEN (11) OF THE PEAVY POST SUBDIVISION IN ANGELINA COUNTY, TEXAS, THE PLAT OF SAME IS RECORDED IN CABINET C, SLIDE 185-B OF THE MAP OR PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY (AS EVIDENCED BY STATEMENT OF OWNERSHIP AND LOCATION FILED AS INSTRUMENT 2008-00239047) AND INCORPORATED HEREIN AND WHICH IS INTENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND TO PASS WITH IT.

SAID MOBILE HOME IS IDENTIFIED AS FOLLOWS:

YEAR/MAKE(MANUFACTURER)/MODEL: 2008 REDMAN HOMES INC/REDMAN  
SERIAL NUMBER(S): 124000H012161A & 124000H012161B  
LABEL/SEAL NUMBER(S): PFS1010400 AND PFS1010401

COMMONLY KNOWN AS: 204 SAPPHIRE ROAD, LUFKIN, TX 75904

PARCAL NUMBER: 89995

WHEREAS JEREMY B. MARSH is deceased.

**Date of Sale:** October 6, 2015 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 ANGELINA 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 SHERYL LAMONT OR DAVID SIMS 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.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2015-006066

  
ROBERT LAMONT OR SHERYL LAMONT OR DAVID SIMS  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

FILED  
AT 2:09 O'CLOCK PM  
SEP 10 2015  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By 