

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** AUGUST 17, 2021

**NOTE:** Note described as follows:

Date: DECEMBER 16, 2020  
Maker: ASHLAURA, LLC  
Payee: VEKEN SPV 1, LLC  
Original Principal  
Amount: \$300,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: DECEMBER 16, 2020  
Grantor: ASHLAURA, LLC  
Trustee: HOWARD F. CARTER, JR. P.C.  
Beneficiary: VEKEN SPV 1, LLC  
Recorded: DOCUMENT NO. 2021-002452, Real Property Records, NAVARRO County, Texas, as modified by that DOCUMENT NO. 2021-002453, Real Property Records, NAVARRO County, Texas

**LENDER:** VEKEN SPV 1, LLC

**BORROWER:** ASHLAURA, LLC

2021-54  
**FILED FOR RECORD**  
AT 3:49 O'CLOCK P M.

AUG 17 2021

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY Rachel J. [Signature] DEPUTY

**PROPERTY:** The property described as follows:

THE PROPERTY (INCLUDING PERSONAL PROPERTY, IF ANY) LOCATED IN NAVARRO COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**LENDER RESERVES THE RIGHT TO SELL THE PROPERTY AS ALL LOTS IN ONE LOT, IN INDIVIDUAL LOTS, AND/OR ANY COMBINATION THEREOF.**

**SUBSTITUTE TRUSTEE:** SHARON ST. PIERRE, ROBERT LAMONT, KELLY GODDARD, ALLAN JOHNSTON, RONNIE HUBBARD

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
DALLAS, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

SEPTEMBER 7, 2021, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In NAVARRO County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

#### **RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 IMMEDIATELY.

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: DECEMBER 16, 2020  
Grantor: ASHLAURA, LLC  
Trustee: HOWARD F. CARTER, JR. P.C.  
Beneficiary: VEKEN SPV 1, LLC  
Recorded: DOCUMENT NO. 2021-002452, Real Property Records, NAVARRO County, Texas, as modified by that DOCUMENT NO. 2021-002453, Real Property Records, NAVARRO County, Texas

**PROPERTY:** The property described as follows:

THE PROPERTY (INCLUDING PERSONAL PROPERTY, IF ANY) LOCATED IN NAVARRO COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**LENDER RESERVES THE RIGHT TO SELL THE PROPERTY AS ALL LOTS IN ONE LOT, IN INDIVIDUAL LOTS, AND/OR ANY COMBINATION THEREOF.**

**SUBSTITUTE TRUSTEE:** SHARON ST. PIERRE, ROBERT LAMONT, KELLY GODDARD, ALLAN JOHNSTON, RONNIE HUBBARD

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
DALLAS, Texas 75219

Each Substitute Trustee is appointed effective as of AUGUST 17, 2021, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

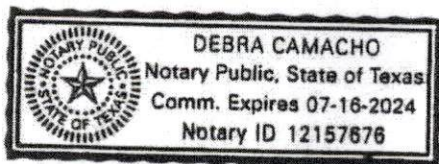
By: 

Name: Michael P. Menton, Attorney for  
VEKEN SPV I, LLC

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on AUGUST 17, 2021.



  
Notary Public, State of Texas

Notice of Sale executed by:

Sharon St. Pierre 8.17.2021

Name: Sharon St. Pierre

Substitute Trustee

# EXHIBIT A

All that certain lot, tract or parcel of land located in the E. Webb Survey, A-839, Navarro County, Texas, being Lot 6, in Block N, of SUNRISE ESTATES, SECTION THREE, according to the plat thereof recorded in Volume 6, Page 257 of the Plat Records of Navarro County, Texas.

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