

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 067598-TX

Date: April 25, 2018

County where Real Property is Located: Freestone

ORIGINAL MORTGAGOR: JAMES WESLEY HAND, JR. AND TIFFANY A. HAND, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS

CURRENT MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS

MORTGAGE SERVICER: VETERANS LAND BOARD OF THE STATE OF TEXAS

DEED OF TRUST DATED 8/5/2016, RECORDING INFORMATION: Recorded on 8/5/2016, as Instrument No. 01602595,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 25.37 ACRES OF LAND SITATED IN THE HENRY AWELL SURVEY, A-4, FREESTON COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/5/2018, the foreclosure sale will be conducted in Freestone County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VETERANS LAND BOARD OF THE STATE OF TEXAS is acting as the Mortgage Servicer for VETERANS LAND BOARD OF THE STATE OF TEXAS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VETERANS LAND BOARD OF THE STATE OF TEXAS, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VETERANS LAND BOARD OF THE STATE OF TEXAS
Texas Vet - Mortgage Loans
GLO-Stephen F. Austin Bldg
1700 N. Congress Avenue
Austin, TX 78701

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

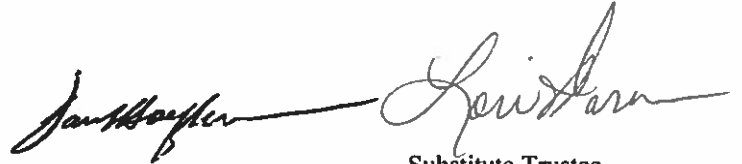
FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 26, 2018 AT 09:37A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 146574
By: Charlotte McCarthy, Deputy
AP NOS 12072016



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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.



By: _____ Substitute Trustee
LORI GARNER, ROBERT LAMONT, SHERYL LAMONT,
HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON,
SHARON ST. PIERRE, RONNIE HUBBARD, PAUL A.
HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

BEING 25.37 acres of land situated in the Henry Awall Survey, Abstract No. 4, Freestone County, Texas, and being a part of that certain called 16.77 acre tract described in a deed from The Estate of Joshua S. Cole to John F. Ward et ux, dated January 9, 2004, and recorded in Volume 1263, Page 342, being part of that certain called 39.4 acre tract described in a deed from Monte Cole et ux to John F. Ward et ux, dated January 9, 2004, and recorded in Volume 1263, Page 345, and being all of that certain called 0.234 of an acre tract described in a deed from Bobby Jim Bonner et ux to John F. Ward et ux, dated August 1, 2011, and recorded in Volume 1556, Page 493, all of the deed records of Freestone County, Texas, said tract to be more particularly described by metes and bounds as follows.

BEGINNING at a axle (found) at the northeast corner of the above mentioned 39.4 acre tract and being at the northwest corner of that certain called 23 acre tract described in Volume 316, Page 17,

THENCE South 07° 50' 15" East, for a distance of 1371.10 feet, with the east boundary line of said 39.4 acre tract and with the west boundary line of the above mentioned 23 acre tract, to a 1/2" iron rod (found) in same and being at the northeast corner of that certain called 10.00 acre tract described in Volume 1406, Page 685;

THENCE South 86° 43' 34" West, for a distance of 514.46 feet, to a 1/2" iron rod (found) at the northwest corner of the above mentioned 10.00 acre tract and being in the east boundary line of the above mentioned 16.77 acre tract,

THENCE South 06° 36' 21" East, for a distance of 337.55 feet, to a 1/2" iron rod (found) at the northeast corner of that certain called 3.39 acre tract described in Volume 1630, Page 558;

THENCE South 73° 28' 03" West, for a distance of 221.96 feet, with the north boundary line of the above mentioned 3.39 acre tract, to a 1/2" iron rod (found) at an angle break in same;

THENCE South 04° 54' 15" West, for a distance of 147.72 feet, with the north boundary line of the above mentioned 3.39 acre tract, to a 1/2" iron rod (found) at an angle break in same;

THENCE South 62° 44' 49" West, for a distance of 203.93 feet, to a 1/2" iron rod (found) at the northwest corner of said 3.39 acre tract, being in the west boundary line of said 16.77 acre tract, and being in the east right-of-way line of Highway 75.

THENCE North 44° 15' 07" West, for a distance of 20.80 feet, to a 1/2" iron pipe (found) at the south corner of the above mentioned 0.234 acre tract, being an angle break in the west boundary line of said 16.77 acre tract, and being in the east right-of-way line of Highway 75.

THENCE North 44° 04' 50" West, for a distance of 166.41 feet, to a 1/2" iron rod (found) at the northwest corner of said 0.234 acre tract, being in the west boundary line of that certain called 20.358 acre tract described in Volume 862, Page 273, and being in the east right-of-way line of Highway 75.

THENCE North 45° 40' 21" East, for a distance of 122.54 feet, to a 1/2" iron rod (found) at the northeast corner of said 0.234 acre tract, being in the west boundary line of said 16.77 acre tract, and being in the east boundary line of the above mentioned 20.358 acre tract;

THENCE North 07° 44' 55" West, for a distance of 737.07 feet, with the west boundary line of said 16.77 acre tract and with the east boundary line of said 20.358 acre tract, to a 1/2" iron rod (found) in same and being at the south corner of that certain called 0.702 acre tract described in Volume 1556, Page 496;

THENCE North 10° 34' 11" East, for a distance of 446.16 feet, to a 1/2" iron rod (found) at the northeast corner of the above mentioned 0.702 acre tract, being in the north boundary line of said 10.77 acre tract, and being in the south boundary line of that certain called 30.00 acre tract described in Volume 885, Page 557.

THENCE North 85° 48' 19" East, for a distance of 574.23 feet, to a 1/2" iron rod (found) at the southeast corner of the above mentioned 30.00 acre tract and being an interior corner of said 39.4 acre tract.

THENCE North 08° 01' 40" West, for a distance of 559.69 feet, with a west boundary line of said 39.4 acre tract and with the east boundary line of said 30.00 acre tract, to a 1/2" iron pipe (found) at the northwest corner of said 39.4 acre tract.

THENCE North 85° 10' 30" East, for a distance of 260.37 feet, back to the place of beginning and containing 25.37 acres of land.