

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 127475-TX

Date: September 12, 2024

County where Real Property is Located: Cooke

ORIGINAL MORTGAGOR: MICHAEL JOSEPH BROLAND, AN UNMARRIED MAN

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 10/5/2021, RECORDING INFORMATION: Recorded on 10/6/2021, as Instrument No. 8667 in Book 2455 Page 1

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OF LAND SITUATED IN THE ASA HARTFIELD SURVEY, ABSTRACT NO. 438, COOKE COUNTY, TEXAS AND BEING PART OF A CALLED 126.80 ACRES TRACT OF LAND DESCRIBED IN DEED TO JAMES COLLINS AND DARRENE COLLINS AS RECORDED IN VOLUME 1763, PAGE 495, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024**, the foreclosure sale will be conducted in **Cooke** 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

FILED FOR RECORD

24 OCT 15 PM 12:46

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PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY *slc* DEPUTY



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AP NOS/SOT 08212019

Matter No.: 127475-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE MARY MANCUSO, FRANCESCA ORTOLANI, SHELLEY ORTOLANI, MICHELE HREHA, CAROL DUNMON, PAYTON HREHA, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT A

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EXHIBIT "A"

Being a tract of land situated in the Asa Hartfield Survey, Abstract No. 438, Cooke County, Texas and being part of a called 126.80 acres tract of land described in Deed to James Collins and Darrene Collins as recorded in Volume 1763, Page 495, Official Public Records, Cooke County, Texas, and being more particularly described herein as follows:

BEGINNING at a "Mag" nail found in County Road 107 (a public road) for the Southwest corner of said Collins tract and the Northwest corner of a called 43.09 acres tract of land described in Deed to Allen W. Rapert and wife, Mary F. Rapert as recorded in Volume 960, Page 326, said Official Public Records;

THENCE North 00 degrees 42 minutes 57 seconds West, with the West line of said Collins tract, along said County Road 107, a distance of 193.87 feet to a "Mag" nail set for the Northwest corner of the herein described tract;

THENCE North 87 degrees 38 minutes 38 seconds East, with the North line of the herein described tract, severing said James tract, a distance of 1,578.98 feet to a 3/4 inch iron rod found near a fence corner post for an ell corner of said James tract and the most Easterly Northwest corner of a called 43.106 acres tract of land described in Deed to Paul Leon Peters and Carol E. Peters as recorded in Volume 1173, Page 79, said Official Public Records;

THENCE South 01 degrees 32 minutes 03 seconds East, with an East line of said James tract and a West line of said Peters, along and near a fence, a distance of 259.60 feet to a 1/2 inch iron rod found near a fence corner post found for the most Westerly Southeast corner of said James tract and an ell corner of said Peters tract;

THENCE North 89 degrees 50 minutes 24 seconds West, with the South line of said James tract and a North line of said Peters tract, along and near a fence, a distance of 472.09 feet to a 3/4 inch iron rod found near a fence corner post for the most Westerly Northwest corner of said Peters tract and the Northeast corner of said Rapert tract;

THENCE South 89 degrees 58 minutes 13 seconds West, with the South line of said James tract and the North line of said Rapert tract, a distance of 1,110.08 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 8.205 acres of land, more or less.

"The Company does not represent or insure the area, square footage or acreage of the Land."