

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
COLORADO COUNTY, TX

2024 SEP 12 PM 2:06

KIMBERLY MENKE
COUNTY CLERK DK

COLORADO County

Deed of Trust Dated: May 15, 2012

Amount: \$39,900.00

Grantor(s): STEPHEN HOWARD

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS, STATE AGENCY

Current Mortgagee: NEXBANK SSB

Mortgagee Address: NEXBANK SSB, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 1819

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: November 5, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

MEGAN RANDLE OR ROBERT RANDLE, AARTI PATEL, KRISTOPHER HOLUB, PATRICK ZWIERS, KATHERINE ADKINS, AMY OIAN, DEBBY JURASEK, JENNIFER SAKIEWICZ, OR EBBIE MURPHY 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. §§ 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 Adan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2024-000936



Printed Name: Robert Randle

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850

Addison, TX 75254



COLORADO COUNTY, TEXAS
CASPER HEIMAN SURVEY, ABSTRACT NO. 261

DESCRIPTION OF A 3.50 ACRE TRACT OF LAND OUT OF THE CASPER HEIMAN SURVEY, ABSTRACT NO. 261, COLORADO COUNTY, TEXAS AND BEING A PART OF THAT CALLED 25.69 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED NOVEMBER 5, 1979 FROM DORIS JEAN FRITSCH, ET AL TO A.J. HILL AND WIFE, BEATRICE HILL, RECORDED IN VOLUME 405, PAGE 182, OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 3.50 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found (Grid Coordinates: N 13,833,807.86 USft E 2,797,533.66 USft) for the Southerly corner of the said parent 25.69 acre tract, being also the common Easterly corner of a called 25.90 acre tract described in said above deed dated November 5, 1979 from Doris Jean Fritsch, et al to George Sebesta, et ux, recorded in Volume 405, Page 182, Colorado County Deed Records;

THENCE North 45° 24' 15" West (called North 45° 26' 43" West) with the Southwest line of the said parent tract, being the common Northeast line of said Sebesta called 25.90 acre tract a distance of 884.26 feet (called 884.20') to a 1/2 inch iron rod found in the Southeast line of F.M. Road No. 949 for the Westerly corner of said parent 25.69 acre tract, being also the common Northerly corner of said Sebesta called 25.90 acre tract;

THENCE North 42° 37' 59" East (called North 44° 35' 31" East) with the Southeast line of said F.M. Road No. 949, same being the common Northwest line of said parent tract a distance of 226.03 feet to a Mag Nail set with stamped disc (Grid Coordinates: N 13,834,594.89 USft E 2,797,057.14 USft) in a fence corner post for the Westerly corner and POINT OF BEGINNING of the herein described 3.50 acre tract;

THENCE North 42° 37' 59" East (called North 44° 35' 31" East) continuing with the Southeast line of said F.M. Road No. 949, the common Northwest line of said parent tract a distance of 431.17 feet to a 5/8 inch iron rod set w/cap for the Northerly corner of the herein described 3.50 acre tract;

THENCE South 47° 22' 01" East across said parent tract and being the Northeast line of the herein described tract a distance of 353.60 feet to a 5/8 inch iron rod set w/cap for the Easterly corner of the herein described 3.50 acre tract;

THENCE South 42° 37' 59" West continuing across said parent tract and being the Southeast line of the herein described 3.50 acre tract a distance of 431.17 feet to a 5/8 inch iron rod set w/cap for the Southerly corner of the herein described tract;

THENCE North 47° 22' 01" West continuing across the said parent tract and being the Southwest line of the herein described 3.50 acre tract a distance of 353.60 feet to the POINT OF BEGINNING, containing 3.50 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/CORS 96 (EPOCH: 2002)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.999883021
- Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "Frank Surveying Co - RPLS 5953".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on March 14 - 19, 2012

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Frank Surveying Co., Inc.
Project No. 1203039
Word File: 1203039 - 3.50 acre m & b.docx
ACAD File: 1203039.dwg

Date: 03/22/2012

