

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**LAMPASAS County**

**Deed of Trust Dated:** April 26, 2022

**Amount:** \$120,600.00

**Grantor(s):** RAHUL SHARMA and STEPHANIE SHARMA

**Original Mortgagee:** VETERANS LAND BOARD OF THE STATE OF TEXAS

**Current Mortgagee:** Veterans Land Board of the State of Texas

**Mortgagee Address:** Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 192093; CORRECTION AFFIDAVIT RECORDED 07/08/2024, UNDER DOCUMENT NO. 202472

**Legal Description:** A 20.02 ACRE TRACT OF LAND, OUT OF BLOCKS 61, 62, 63, 64, 65 & 66 OF THE AUSTIN COUNTY SCHOOL LAND THREE LEAGUE SURVEY NO. 7, ABTRACT 2, LAMPASAS COUNTY, TEXAS. SAID 20.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** September 3, 2024 between the hours of 12:00 PM and 3:00 PM.

**Earliest Time Sale Will Begin:** 12:00 PM

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

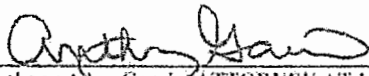
KRISTOPHER HOLUB OR ANGELA ZAVALA, RICHARD ZAVALA, JR, SHARLET WATTS, MICHELLE JONES, JUANITA COX, JIMMY CARROLL BREWER, DYLAN RUIZ, VIOLET NUNEZ, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, AARTI PATEL, AMY ORTIZ OR STEPHEN RAWLINGS have been appointed as Substitute 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 Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-002485

  
Printed Name: Angela Zavala  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED

8:12 a.m. \_\_\_\_\_ p.m. o'clock

JUL 18 2024

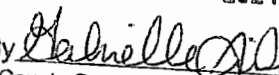
By  Deputy  
County Court, Lampasas County, TX  
Clerk, Dianne Miller

EXHIBIT "A"

A 20.02 acre tract of land, out of Blocks 61,62,63,64, 65 & 66 of the Austin County School Land Three League Survey No. 7, Abstract 2, Lampasas County, Texas, and being a portion of a called 854.76 acre tract of land as conveyed to The Ranchos at Savanna Ridge, LLC., of record in volume 541 Page 658 of the Deed Records of Lampasas County, Texas. Said 20.02 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Marlon-Hoover Eng. & Survey." in the south line of said 854.76 acre tract and for the southwest corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod for the southeast corner of a called 378.39 acre tract of land as described in Volume 505 Page 566 of the Deed Records of Lampasas County, Texas, and the southwest corner of said 854.76 acre tract bears, S 69° 54' 45" W, a distance of 955.07 feet;

**THENCE;** into said across said 854.76 acre tract, the following does (3) courses:

1. N 15° 35' 11" E, a distance of 1803.24 feet to a set  $\frac{1}{4}$ " iron rod with a red plastic cap stamped "Markin-Hoover Eng. & Survey." for the northwest corner and a point of curvature of the tract described herein,
2. With a non-tangent curve to the left having a radius of 60.00 feet, an arc length of 50.49 feet, a delta angle of 048° 13' 07" and a chord bears, S 85° 40' 21" E, a distance of 49.02 feet to a set  $\frac{1}{4}$ " iron rod with a red plastic cap stamped "Markin-Hoover Eng. & Survey." for the northeast corner and a point of non-tangency, of the tract described herein, and
3. S 22° 07' 24" E, a distance of 144.51 feet to a set  $\frac{1}{8}$ " iron rod with a red plastic cap stamped "Marlon-Hoover Eng. & Survey." in the south line of said 854.76 acre tract and for the southeast corner of the tract described herein, from which a found pk nail in the top of a wood fence post for the southeast corner of said 854.76 acre tract and the southwest corner of a called 297.86 acre tract of land as described in Volume 474 Page 837 of the Deed Records of Lampasas County, Texas bears, N 69° 54' 45" E, a distance of 2199.32 feet;

**THENCE:** S 69° 54' 45" W, with the south line of said 854.76 acre tract, a distance of 1147.58 feet to the **POINT OF BEGINNING** and containing 20.02 acres of land situated in Lampasas County, Texas.