

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.

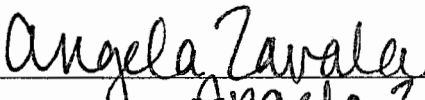
KRISTOPHER HOLUB OR ANGELA ZAVALA, RICHARD ZAVALA, JR, SHARLET WATTS, MICHELLE JONES, JUANITA COX, JIMMY CARROLL BREWER, DYLAN RUIZ, VIOLET NUNEZ, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, AARTI PATEL, AMY ORTIZ OR STEPHEN RAWLINGS have been appointed as Substitute 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, WATTERS & 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

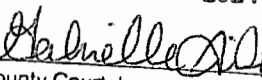
By  Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

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 and across said 854.76 acre tract, the following three (3) courses:

1. N 15° 35' 11" E, a distance of 1803.24 feet to a set $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 $\frac{1}{2}$ " 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 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.

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 09/03/2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Lampasas County, Texas at the following location: **THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 8225 FM 2657, KEMPNER, TX 76539

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/14/2005 and recorded 04/26/2005 in Book 201 Page 38 Document 117417, real property records of Lampasas County, Texas, with **JERRY DUNN, AND LISA DUNN, HUSBAND AND WIFE** grantor(s) and **SOUTHTRUST MORTGAGE CORP. D/B/A EQUIBANC MORTGAGE** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JERRY DUNN, AND LISA DUNN, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$99,700.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association**, as trustee as successor-in-interest to **U.S. Bank National Association**, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS6 is the current mortgagee of the note and deed of trust or contract lien.

FILED

11:24 a.m. _____ p.m. o'clock

JUL 25 2024

By *Rachelle Sula* Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

TS No.: 2024-00670-TX
22-000490-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Being Lots Four (4), Block Two (2), Oak Dale Subdivision, a subdivision out of the J. M. Clements Survey, Abstract No. 1095, in Lampasas County, Texas, according to the plat thereof of record in Cabinet 1, Slide 285, Plat Records, Lampasas County, Texas.

8. Mortgage Servicer Information: 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

TS No.: 2024-00670-TX
22-000490-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

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.

Date: 07/22/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Lampasas County Clerk and caused it to be posted at the location directed by the Lampasas County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE SALE

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.

1. DATE, TIME AND PLACE OF SALE.

DATE: September 3, 2024

TIME: The Sale will begin at 10:00AM or not later than three hours after that time.

PLACE: Lampasas County, Texas at the following location: **THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. THE PHYSICAL ADDRESS OF THE LAMPASAS COUNTY COURTHOUSE IS 400 SOUTH LIVEOAK STREET, LAMPASAS, TX.**

PROPERTY ADDRESS OF SUBJECT PROPERTY:

16712 North U.S Highway 281, Lampasas, Texas 76550 (in the Town of Adamsville, Texas)
Further description on Exhibit "A" attached.

2. TERMS OF SALE: The Sale will be conducted as a public action to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell and convey all or any part of the property. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold 'AS IS, WHERE IS' condition without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the Sale shall be entitled to the return of the funds paid pursuant to Section 51.016 of the Texas Property Code.

3. INSTRUMENT TO BE FORECLOSED. The instrument to be foreclosed is the Deed of Trust dated April 14, 2021 and recorded at Vol 397, Page 741 of the Deed of Trust records of Lampasas County, Texas, with **STEVEN HALL and NAKAYLA HALL, Husband and Wife as Grantors, and NDTCO INC. F/B/O DENNIS HERBST IRA as Beneficiary.**

4. APPOINTMENT OF SUBSTITUTE TRUSTEE. In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Beneficiary has named and appointed, and by these presents does name and appoint **GERON B. CRUMLEY**, located at 413 East Third Street, Lampasas, TX 76550 as Substitute Trustee to act under and by virtue of said Deed of Trust. This Appointment of Substitute is recorded at Instrument #202060 in the Deed Records of Lampasas County, Texas.

FILED
9:10 a.m. _____ p.m. o'clock
AUG 09 2024
By D. Munoz Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

NOTICE OF SUBSTITUTE TRUSTEE SALE

5.OBLIGATION SECURED. Deed of Trust executed by **STEVEN HALL and NAKAYLA HALL, Husband and Wife**, securing the payment of the indebtedness in the original amount of \$45,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **NDTCO INC. F/B/O DENNIS HERBST IRA** is the current mortgagee of the note and the Deed of Trust.

6.DEFAULT. A default has occurred in the payment of indebtedness and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7.PROPERTY TO BE SOLD. The Property to be sold is described as follows:
0.50 acres of land out of the Pleasant Thompson Survey, Abstract No. 676, Lampasas County, Texas, and being that tract described in a General Warranty Deed to Robert James Craig McCarty dated January 4, 2002 and recorded Volume 374, Page 173 of the Deed Records of Lampasas County. NOTE: This Property is further described by metes and bounds description on the attached Exhibit "A" made a part of this document for all purposes.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED AND IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

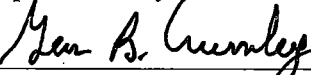
DATE: AUGUST 9, 2024



GERON B. CRUMLEY, ATTORNEY

CERTIFICATE OF POSTING

I am Geron B. Crumley whose address is 413 East Third Street, Lampasas, Texas 76550. I declare under penalty of perjury that on August 9, 2024 I filed this Notice of Foreclosure Sale by Substitute Trustee at the office of the Lampasas County Clerk and caused it to be posted at the location directed by the Lampasas County Commissioners Court.



GERON B. CRUMLEY

Date: August 9, 2024

FIELD NOTES
JOB NO. 200614

0.50 ACRE

BEING 0.50 acres of land out of the Pleasant Thompson Survey, Abstract No. 676, Lampasas County, Texas, and being that tract described in a General Warranty Deed to Robert James Graig McCarty dated January 4, 2002 and recorded in Volume 374, Page 173 of the Deed Records of Lampasas County and described by metes and bounds as follows:

BEGINNING at a 5/8" iron pin with no cap found at the intersection of the east line of U.S. Highway 281 and the north line of F.M. 581 and for the beginning of a curve to the left and being the southwest corner of said McCarty tract and this tract;

THENCE: 154.95 feet along said curve ($\Delta=0^{\circ}57'20''$, $r=9291.21$, lc bears $N 06^{\circ}51'21'' W 154.95$ feet) with the east line of U.S. Highway 281 to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for the northwest corner of said McCarty tract, from which a Type 1 TXDOT concrete monument found bears $N 24^{\circ}24'16'' W 49.77$ feet;

THENCE: $N 69^{\circ}02'10'' E 143.05$ feet along a chain link fence to a chainlink fence post found in the occupied west line of that tract described in a Special Warranty Deed with Vendor's Lien to Billy Marvin Rials dated December 2, 1987 and recorded in Volume 259, Page 523 of said deed records and being the northeast corner of said McCarty tract and this tract;

THENCE: $S 07^{\circ}45'59'' E 157.33$ feet with the occupied west line of said Rials tract to a 1/2" iron pin with no cap found in the north line of F.M. 581 and being the southeast corner of said McCarty tract and this tract;

THENCE: $S 70^{\circ}11'00'' W 144.93$ with the north line of F.M. 581 and the south line of said McCarty tract, being the basis of bearings cited hereon, to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



July 14, 2020
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916

Exhibit A
Page 1 of 1

EXHIBIT A