

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HAMILTON County

Deed of Trust Dated: December 22, 2021

Amount: \$106,857.00

Grantor(s): ANNA CONNOR and KEVIN CONNOR

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. 20220063

Legal Description: 10.01 ACRES OF LAND KNOWN AS LOT 6 OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION, LOCATED IN HAMILTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: March 3, 2026 between the hours of 1:00PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00PM


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


JUANITA COX OR LINDA REPPERT, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KRISTOPHER HOLUB, PATRICK ZWIERS, VIOLET NUNEZ, DYLAN RUIZ, AMY ORTIZ, LAMAR CRAVENS, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, KIM ANDERSON, RON ANDERSON, LOUIS STRARZEL, THOMAS L. SWEARINGEN, JUSTIN SLOAN OR REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. 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: 2026-000114


Printed Name: Kevin Key

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

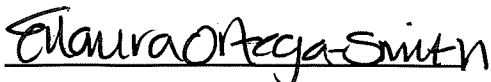
Posted by: 

EXHIBIT "A"

Lot 6 Rio Escondido Phase 6 Subdivision

BEING A 10.01 ACRE TRACT KNOWN AS LOT 6 OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION LOCATED IN HAMILTON COUNTY, TEXAS, BEING PART OF THE D. ANDREWS SURVEY, ABSTRACT NO. 2 OF HAMILTON COUNTY, TEXAS, AND FURTHER BEING OUT OF A CALLED 1483.78 ACRE TRACT AS SHOWN ON DOCUMENT FROM 9812 HOLDINGS, LLC TO LSLP EVANT II, LLC RECORDED IN DOCUMENT NO. 20210542 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with "Cuplin" cap along a westerly line of said 1483.78 acre tract, along the occupied easterly right-of-way line of County Road No. 421, and being the southwest corner of said Lot 6, and having a northing of 10,522,571.87UsFt, and an easting of 2,982,427.80UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid US Ft;

THENCE North 17°05'13" East, along the westerly line of said 1483.78 acre tract, the easterly occupied right-of-way line of said County Road No. 421, and the west line of said Lot 6, a distance of 447.43' to a 1/2" iron pin set with "Cuplin" cap at the center of a 50' x 50' joint use driveway access easement and being the northwest corner of said Lot 6;

THENCE over and across said 1483.78 acre tract and along the out-bounds of said Lot 6, the following courses and distances;

- 1) South 72°54'47" East, a distance of 965.69' to a 1/2" iron pin set with "Cuplin" cap at the northeast corner of said Lot 6;
- 2) South 14°49'36" West, a distance of 447.78' to a 1/2" iron pin set with "Cuplin" cap at the southeast corner of said Lot 6;
- 3) North 72°54'47" West, a distance of 983.35' to the POINT OF BEGINNING, containing 10.01 acres, more or less.

I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. The basis of bearings are to the Texas Lambert Grid, Central Zone, NAD83/2011-Epoch2010, vertical datum is to NAVD 88-CEOID18, all distances shown hereon are grid values using, to obtain a surface value use a combination scale factor of 1.00013404612309, all coordinates shown hereon are to Grid-U.S.Ft. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.


Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938

Dated: 4/29/2021



FNs Correct For: 10.01 Acres
Surveyor: CH Date: 11/3/2021

FILED and RECORDED

Instrument Number: 20260194 B: RP V: 668 P: 435

Filing and Recording Date: 02/05/2026 08:22:28 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.