

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.**

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

Matter No.: 134500-TX

Date: May 14, 2025

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: JACOB ANDREW WALTERS AND BRITTANY BREANN WALTERS, A MARRIED COUPLE

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 6/17/2022, RECORDING INFORMATION: Recorded on 6/23/2022, as Instrument No. 2022-127710

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 11.00 ACRE TRACT OF LAND LYING IN THE HENRY STEPHENSON LEAGUE, ABSTRACT NO. 49, IN HARDIN COUNTY, TEXAS, AND BEING OUT OF A 30.00 ACRE TRACT CONVEYED TO CLUBB FLP, LTD. BY DEED RECORDED IN CLERK FILE NO. 2022- 123284, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS (OPRHCT) AND OUT OF A 9.57 ACRE TRACT CONVEYED TO SHELLEY KAY CLUBB JONES, GUARDIAN OF THE ESTATE OF HUGH ROLAND CLUBB, BY DEED RECORDED IN CLERK FILE NO. 2021-118468. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in Hardin 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



Matter No.: 134500-TX

Austin, TX 78701

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 TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, MARGIE ALLEN, ANGELIA BROOKS, 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 Keata Smith
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



April 20, 2022
FIELD NOTE DESCRIPTION
11.00 Acres of Land
Henry Stephenson League
Abstract Number 49
Hardin County, Texas

BEING a 11.00 acre tract of land lying in the Henry Stephenson League, Abstract No. 49, in Hardin County, Texas, and being out of a 30.00 acre tract conveyed to Clubb FLP, Ltd. by deed recorded in Clerk File No. 2022-123284, Official Public Records of Hardin County, Texas (OPRHCT) and out of a 9.57 acre tract conveyed to Shelley Kay Chubb Jones, Guardian of the Estate of Hugh Roland Clubb, by deed recorded in Clerk File No. 2021-118468, (OPRHCT), said 11.00 acres being more particularly described as follows:

Note: All bearings are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

BEGINNING at a rod capped "Access" found in the North right of way line of a public road known as Old Beaumont Road and being the Southeast corner of a 11.00 acre tract recorded in Clerk's File No. 2021-120010, (OPRHCT);

THENCE North 30°23'43" East, along the East line of said 11.00 acre tract for a distance of 1,100.22 feet (Called North 30°23'43" East, 1,100.22 feet) to a rod capped "Access" found in a Southwesterly line of a 1,551.17 acre tract recorded in Clerk's File No. 2021-117098, (OPRHCT);

THENCE South 59°36'15" East, along the Southwesterly line of said 1,551.17 acre tract for a distance of 435.51 feet (Called South 59°36'15" East) to a rod capped "Access" set for corner;

THENCE South 30°23'43" West, along the remainder of said 9.57 acre tract and the remainder of said 30.00 acre tract for a distance of 1,100.23 feet to a rod capped "Access" set for corner in the North right of way line of said Old Beaumont Highway;

THENCE North 59°36'12" West, along the North right of way line of said Old Beaumont Highway for a distance of 435.51 feet (Called North 59°36'15" West) to the POINT AND PLACE OF BEGINNING, containing 11.00 acres of land, more or less.

A plat of even date accompanies this description (Access Surveyors project #2022425).



EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANY

2022-127710
CONNIE BECTON
COUNTY CLERK
2022 Jun 23 at 10:57 AM
HARDIN COUNTY, TEXAS
By: EJ, DEPUTY