

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

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.

2025 DEC 11 PM 1:31
JESSIE BECKTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
Ashley Holec

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 6th day of January, 2026
Time: 10am or not later than three hours after that time
Place: AT THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in
Hardin County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: January 17, 2020
Grantor(s): RICHARD JASPER THOMPSON AND SABRINA A THOMPSON, A MARRIED COUPLE
Original Mortgagee: Veterans Land Board of the State of Texas
Original Principal: \$55,707.00
Recording Information: Deed Inst.# 2020-101307,
Current Mortgagee/Beneficiary: Veterans Land Board of the State of Texas
Secures: The Promissory Note (the "Note") in the original principal amount of \$55,707.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Hardin
Property Description: (See Attached Exhibit "A")
Property Address: 14650 U.S. Hwy 69 N, Village Mills, TX 77664
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

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

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Margie Allen, Keata Smith, Stephanie Hernandez or Tiffany Sandvick ✓

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Veterans Land Board of the State of Texas

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Margie Allen whose address is 1320 Greenway Dr. 780 Irving, TX declare
under penalty perjury that 12/11/25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hardin

County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

13 acres of land being Tract 22, of Deer Creek Run, a subdivision in Hardin County, Texas, according to the map or plat of record in Volume 4, Page 214, 214A, and 215, Plat Records, Hardin County, Texas.