

MAY 12 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

County Clerk, Coryell County, Texas

CORYELL County

Deed of Trust Dated: March 12, 2021

Amount: \$71,910.00

Grantor(s): JAMES ONEAL GOLDSMITH

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. 20210528

Legal Description: 10.010 ACRES OF LAND KNOWN AS LOT 18 OF THE RIO ESCONDIDO PHASE 4 SUBDIVISION LOCATED IN CORYELL AND HAMILTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. TOGETHER WITH NON-EXCLUSIVE ROAD ACCESS AND UTILITY EASEMENTS RECORDED IN VOLUME 569, PAGE 373, REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS AND FILE NO. 330083, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS.

Date of Sale: June 7, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM


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

JACK BURNS II OR KRISTOPHER HOLUB, AMY ORTIZ, DYLAN RUIZ, VIOLET RUIZ, BEATRICE SANCHEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATHEW HANSEN, THOMAS GILBRAITH, C JACON SPENCE, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, STEPHEN RAWLINGS, JIMMY CARROLL BREWER, MICHELLE SCHWARTZ, MEGHAN LAMONTE, JANET PINDER OR KATHY ARRINGTON 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: 2022-001555

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

Exhibit "A"

Lot 18 Rio Escondido Phase 4 Subdivision

BEING A 10.010 ACRE TRACT KNOWN AS LOT 18 OF THE RIO ESCONDIDO PHASE 4 SUBDIVISION LOCATED IN CORYELL AND HAMILTON COUNTY, TEXAS, BEING OUT OF THE H. GILLY SURVEY, ABSTRACT NO. 1259, HAMILTON COUNTY, TEXAS, AND FURTHER BEING OUT OF A CALLED 1398.80 ACRE TRACT, AS SHOWN ON DOCUMENT FROM 9812 HOLDINGS, LLC TO LSLP EVANT II, LLC, RECORDED IN DOCUMENT NO. 20201430 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 328847 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND ALSO BEING OUT OF A CALLED 45.174 ACRE TRACT AS SHOWN ON DOCUMENT FROM LSLP EVANT, LLC TO LSLP EVANT II, LLC IN DOCUMENT NO. 20201871 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, SAID 10.010 ACRE TRACT, LOT 18 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with "Cuplin" cap at the southeast corner of said Lot 18, along a northerly line of a called 13.497 acre tract called to be a non-exclusive road access and utility easement agreement tract as shown on Document No. 328305 of the Official Public Records of Coryell County, Texas, and also recorded in Document No. 20201332 of the Real Property Records of Hamilton County, Texas, along the southerly line of said 45.174 acre tract, and having a northing of 10,516,486.26101ft, and an easting of 2,989,480.81101ft, of the Texas Coordinate System, Central Zone, Grid.

THENCE along a northerly line of said 13.497 acre tract, the southerly line of said 45.174 acre tract, and the south line of said Lot 18, the following courses and distances:

- 1) North 62°06'14" West, a distance of 118.51' to a 1/2" iron pin set with "Cuplin" cap;
2) Along a curve to the left having an arc length of 51.69', a radius of 330.00', a chord bearing of North 66°35'27" West, and a chord length of 51.63' to a 1/2" iron pin set with "Cuplin" cap;
3) North 71°04'40" West, a distance of 89.63' to a 1/2" iron pin set with "Cuplin" cap at the southwest corner of said Lot 18;

THENCE departing the south line of said 45.174 acre tract, the northerly of said 13.497, and along the east-bounds of said Lot 18, the following courses and distances:

- 1) North 01°04'40" West, a distance of 694.62' to a 1/2" iron pin set with "Cuplin" cap at the northwest corner of said Lot 18;
2) North 58°55'20" East, a distance of 769.12' to a 1/2" iron pin set with "Cuplin" cap at the northeast corner of said Lot 18;
3) South 14°14'55" West, a distance of 841.62' to a 1/2" iron pin set with "Cuplin" cap, at the northwest corner of Lot 43 of the Rio Escondido Subdivision Phase 3, and at a northeast corner of said 45.174 acre tract;

THENCE South 27°53'46" West, along the northwesterly line of said Lot 43, the southeasterly line of said 45.174 acre tract, and the southeasterly line of said Lot 18, a distance of 430.88' to the POINT OF BEGINNING, containing 10.010 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 Texas Coordinate System, Central Zone, all coordinates listed are in Grid, US Feet. A Plan of Survey of a map data was prepared as it is intended to acceptably the above described tract of land.

Kyle P. Cuplin Dated: 10/21/2020
Registered Professional Land Surveyor No. 5938



1300 Clute Lane, Marble Falls, Texas 78654
PH: 325.391.5350 Fax: 325.384.1128 Perm No: 10129923
www.cuplinassociates.com
FN's Correct For (0.01) Acres
Surveyor: MB Date: 12/21/2020