

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

18 MAR -1 AM 9:49

BY: Mallen
DEPUTY

Matter No.: 065259-TX

Date: February 28, 2018

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: PATRICE HALL AND SEDRICK HALL, WIFE AND HUSBAND

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 4/22/2016, RECORDING INFORMATION: Recorded on 4/29/2016, as Instrument No. 2016-5361,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 22.67 ACRES OF LAND SITUATED IN THE GIBSON MAY SURVEY ABSTRACT NO. 669, HUNT COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO VINCENT A. SPILLMAN TRUSTEE OF THE SPILLMAN TRUST AS RECORDED IN DOCUMENT NUMBER 2014-3693 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE PART HEREOF FOR ALL PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/3/2018, the foreclosure sale will be conducted in **Hunt** 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 **1:00 PM**, 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
 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.



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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:  Substitute Trustee
ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER,
SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST.
PIERRE, RANDY DANIEL, CINDY DANIEL, JIM
O'BRYANT, PAUL A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

22.67 acres of land situated in the Gibson May Survey Abstract No. 669, Hunt County, Texas, and being part of a tract of land described in a Deed to Vincent A. Spillman Trustee of The Spillman Trust as recorded in Document No. 2014-3693 of the Real Records of Hunt County, Texas. Said tract of land is more particularly described in Exhibit "A" which is attached hereto and made a part hereof for all purposes.

ALL that certain lot, tract or parcel of land situated in the Gibson May Survey, Abstract Number 669, Hunt County, Texas and being part of a tract of land described in a Deed to Vincent A. Spillman Trustee of The Spillman Trust as recorded in Document Number 2014-3693 of the Real Records of Hunt County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the projected centerline intersection of County Road Number 1067 and County Road Number 1071 at the Northwest corner of said Trust tract;

THENCE S. 88° 00 min. 16 sec. E. along County Road Number 1071 a distance of 1110.64 feet to a 1/2" iron rod found for corner within said road;

THENCE S. 84° 33 min. 50 sec. E. along said road, a distance of 211.00 feet to a 1/2" iron rod found for corner at the Northeast corner of said Trust tract;

THENCE S. 00° 16 min. 47 sec. E. with the East line of said Trust tract, passing a 1/2" iron rod found at a fence corner post at a distance of 17.00 feet and continuing for a total distance of 714.24 feet to a 1/2" iron rod set for corner;

THENCE N. 89° 34 min. 29 sec. W. passing a 1/2" iron rod set for witness in a fence line in the East line of County Road Number 1067 at a distance of 1304.95 feet and continuing for a total distance of 1334.95 feet to a point for corner in the centerline of said road and being in the West line of said Trust tract;

THENCE N. 00° 51 min. 24 sec. E. along the centerline of said road, a distance of 763.07 feet to the POINT OF BEGINNING and containing 22.67 acres of land more or less.