

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.**

Matter No.: 124683-TX

Date: June 19, 2024

County where Real Property is Located: Eastland

ORIGINAL MORTGAGOR: COREY JAMES MOORE AND CHELSYE KATELYN CHRISTIAN,
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 8/4/2023, RECORDING INFORMATION: Recorded on 8/8/2023, as Instrument No. 2023-002377

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OF LAND WITHIN SECTION 16, BLOCK 1, H. & T. C. R.R. CO. SURVEY, ABSTRACT NO. 802 AND SECTION 28, BLOCK 1, H. & T. C. R.R. CO. SURVEY, ABSTRACT NO. 774, EASTLAND COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO KENNETH THOMPSON, AS RECORDED IN INSTRUMENT NO. 2013-002016, OFFICIAL PUBLIC RECORDS, EASTLAND 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/6/2024**, the foreclosure sale will be conducted in **Eastland** 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

RECEIVED 9:10 A M.
CATHY JENTHO, COUNTY CLERK

JUN 20 2024

EASTLAND COUNTY, TEXAS
By EN Deputy

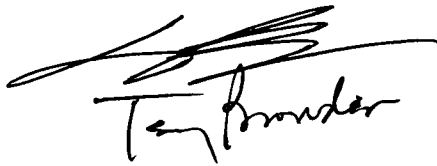


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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and 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 LAURA BROWDER, TERRY BROWDER, JAMIE OSBORNE, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON, 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
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

EXHIBIT "A"

BEING a tract of land within Section 16, Block 1, H. & T.C. R.R. Co. Survey, Abstract No. 802 and Section 28, Block 1, H. & T.C. R.R. Co., Survey, Abstract No. 774, Eastland County, Texas, and being a portion of that tract of land described in the deed to Kenneth Thompson, as recorded in Instrument No. 2013-002016, Official Public Records, Eastland County, Texas (OPRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a concrete monument found at a corner clip at the intersection of the west margin of County Road 366 and the north line of F.M. 8 for the southeast corner of said Thompson tract;

THENCE South 67°38'49" West, a distance of 35.27 feet, with said corner clip to a concrete monument found at the end of said corner clip in the north line of F.M. 8;

THENCE North 41°30'39" West, with the north line of F.M. 8, a distance of 953.77 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" for the southwest corner of this tract, from which a concrete monument found for reference bears North 41°30'39" West, a distance of 177.02 feet;

THENCE North 48°29'21" East, departing the north line of F.M. 8 and over and across said Thompson tract, a distance of 874.45 feet to an IRS in the west margin of County Road 366 for the north corner of this tract;

THENCE South 00°26'39" East, with the west margin of County Road 366, a distance of 1,280.39 feet to the **POINT OF BEGINNING** and containing 10.05 Acres of Land.