

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HAMILTON County

Deed of Trust Dated: August 6, 2021

Amount: \$113,905.00

Grantor(s): EARL DEFRISSE MUNSON II and JENNIFER MUNSON

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. 20212186

Legal Description: 10.01 ACRE TRACT KNOWN AS LOT 57 OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION LOCATED IN HAMILTON COUNTY, TEXAS, BEING PART OF THE N. GEE SURVEY, ABSTRACT NO. 298 OF HAMILTON COUNTY, TEXAS, AND 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 AS RECORDED IN DOCUMENT #20210913, REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS AND CLERKS FILE NO. 3307190, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS.

Date of Sale: April 1, 2025 between the hours of 1:00PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00PM

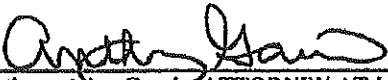
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HAMILTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

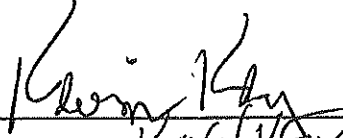
JUANITA COX OR LINDA REPPERT, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KRISTOPHER HOLUB, PATRICK ZWIERS, VIOLET NUNEZ, DYLAN RUIZ, AMY ORTIZ, LAMAR CRAVENS, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, KIM ANDERSON, RON ANDERSON, LOUIS STRARZEL, THOMAS L. SWEARINGEN, JUSTIN SLONE OR REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON 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, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-000353


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

FILED and RECORDED

Instrument Number: 20250322 B: RP V: 654 P: 683

Filing and Recording Date: 02/27/2025 02:34:26 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.