

FILED FOR RECORD

2022 MAY 16 PM 4: 28

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARDIN County

Deed of Trust Dated: January 5, 2017

Amount: \$73,133.28

Grantor(s): GABE EMFINGER

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS, STATE AGENCY

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. 2017-71031

Legal Description: 32.538 ACRES OF LAND BEING SITUATED IN THE W.C.R.R. CO. SURVEY, SECTION 357, ABSTRACT NO. 520 OF HARDIN COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 527.47 ACRE TRACT AS CONVEYED TO BIG COUNTRY LAND & RANCHES, L.P., Y CORRECTION SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 2, 2007 AND FILED FOR RECORD UNDER VOLUME 1658, PAGE 138 OF THE HARDIN COUNTY OFFICIAL PUBLIC RECORDS. SAID 32.538 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

LOUISE BEGTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Brandie Jones

Date of Sale: July 5, 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 HARDIN 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.

REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON, RON HARMON, KEATA SMITH, TIFFANY BEGGS, CARY CORENBLUM, KRISTOPHER HOLUB, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, JIM DOLENZ, PAULETTE MCCRARY OR JOSHUA SANDERS 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 Adon Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-005715

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

EXHIBIT A

Being a 32.538 acre tract of land as situated in the W.C.R.R. Co. Survey, Section 357, Abstract No. 520 of Hardin County, Texas and being out of and a part of a called 527.47 acre tract as conveyed to Big Country Land & Ranches, L.P. by a Correction Special Warranty Deed with Vendor's Lien dated November 2, 2007 and filed for record under Volume 1658, Page 138 of the Hardin County Official Public Records. Said 32.538 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for the northwest corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the northwest corner of said Big Country Land & Ranches, LP called 527.47 acre tract, and the southwest corner of the G.W. Eaton Survey, Abstract No. 717, same being located on the east line of the Samuel Cravey Survey, Abstract No. 156;

THENCE, North 83°39'17" East, a distance of 1616.38 feet, along the north line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the north line of said Big Country Land & Ranches, LP called 527.47 acre tract, and the south line of the G.W. Eaton Survey, Abstract No. 717, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the northwest corner and **PLACE OF BEGINNING** of the herein described tract, same being the northeast corner of a called 25.00 acre tract as conveyed to Terry P. Anderson by a General Warranty Deed with Third Party Vendor's Lien dated February 25, 2008 and filed for record under Volume 1671, Page 590 of the Hardin County Official Public Records, from which a 5/8-inch iron rod found for reference bears North 12°29'01" East a distance of 1.95 feet;

THENCE, North 83°39'17" East, (called North 86°43'53" East), along the north line of said Big Country Land & Ranches, LP called 527.47 acre tract, the north line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, and the south line of said G.W. Eaton Survey, Abstract No. 717, at a distance of 337.28 feet passing a 1/2-inch iron rod found 5.70 feet left, **IN ALL a total distance of 572.82 feet** to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the northeast corner of the herein described tract and the northwest corner of a 33.538 acre tract surveyed this day out of and a part of said Big Country Land & Ranches, LP called 527.47 acre tract, from which a concrete monument found for the northeast corner of said Big Country Land & Ranches, LP called 527.47 acre tract and the northeast corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520 bears North 83°39'17" East a distance of 3937.40 feet;

THENCE, South 03°43'42" East, a distance of 1833.91 feet, over and across said Big Country Land & Ranches, LP called 527.47 acre tract, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") in the south line of a called 40-foot wide non exclusive ingress and egress easement as filed for record under Volume 1707, Page 740 of said Hardin County Official Public Records and the south edge of a dirt road for the southeast corner of the herein described tract and the southwest corner of said 32.538 acre tract surveyed this day;

THENCE, along the south boundary of said 40-foot wide non exclusive ingress and egress easement and the south edge of said dirt road the following twelve (12) courses and distances:

1. South 75°45'05" West, a distance of 14.93 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
2. South 86°53'22" West, a distance of 71.93 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;

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3. North 74°55'52" West, a distance of 80.38 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
4. North 59°56'51" West, a distance of 57.29 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
5. North 82°20'34" West, a distance of 30.84 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
6. South 79°35'05" West, a distance of 57.02 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
7. South 81°03'17" West, a distance of 161.02 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
8. South 78°21'23" West, a distance of 46.96 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
9. South 81°02'36" West, a distance of 45.06 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
10. South 83°59'00" West, a distance of 78.57 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
11. South 76°23'38" West, a distance of 21.29 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
12. South 73°39'14" West, a distance of 2.42 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and the southeast corner of a 1.000 acre tract surveyed this day out of and a part of said Big Country Land & Ranches, LP called 527.47 acre tract;

THENCE, North 00°00'00" West, a distance of 278.59 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and the northeast corner of said 1.000 acre tract;

THENCE, North 90°00'00" West, a distance of 150.00 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and the northwest corner of said 1.000 acre tract;

THENCE, South 00°00'00" East, a distance of 288.80 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") in the south line of said called 40-foot wide non exclusive ingress and egress easement and the south edge of said dirt road for an angle corner of the herein described tract and the southwest corner of said 1.000 acre tract;

THENCE, along the south boundary of said 40-foot wide non exclusive ingress and egress easement and the south edge of said dirt road the following twelve (12) courses and distances:

1. North 80°31'05" West, a distance of 16.31 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;

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2. North 83°23'32" West a distance of 26.49 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;

3. South 71°02'23" West a distance of 18.54 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for the most southerly southwest corner of the herein described tract, from which a 1/2-inch iron pipe found in the west edge of said dirt road for an angle corner of said 40-foot wide dirt exclusive ingress and egress easement bears South 71°02'23" West a distance of 40.87 feet and a 5/8-inch iron rod found (with cap stamped "LEAP") in the west edge of said dirt road bears North 30°21'50" West a distance of 43.10 feet;

THENCE, North 11°11'49" West, a distance of 24.24 feet, over and across said 40-foot wide non exclusive ingress and egress easement and 40 feet parallel to the west line of same, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") in the road bed of said dirt road for an angle corner of the herein described tract;

THENCE, North 88°16'22" West, over and across said 40-foot wide non exclusive ingress and egress easement and 40 feet parallel to the west line of same, at a distance of 18.25 feet passing the north edge of same and continuing along an east line of same and the east edge of said dirt road, IN ALL a total distance of 188.88 feet to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;

THENCE, North 86°52'31" West, a distance of 81.84 feet, along an east line of said 40-foot wide non exclusive ingress and egress easement and the east edge of said dirt road, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;

THENCE, North 75°41'18" West, a distance of 80.94 feet, along an east line of said 40-foot wide non exclusive ingress and egress easement and the east edge of said dirt road, to a 5/8-inch iron rod found (with cap stamped "LEAP") for the southwest corner of the herein described tract and the south corner of said Terry R. Anderson called 25.00 acre tract;

THENCE, North 18°22'01" East, a distance of 1082.05 feet, along the east line of said Terry P. Anderson called 25.00 acre tract, to the PLACE OF BEGINNING, CONTAINING 25.00 acres of land in Harsh County, Texas.

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