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BY: Shinojio
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: November 9, 2018

Amount: \$28,500.00

Grantor(s): BRIAN MARCUS RADEMACHER and TRISHKA D RADEMACHER

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. 2018-18527

Legal Description: 2.006 ACRES OF LAND LOCATED IN THE J.H. WALLACE SURVEY, A-1125, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 690, PAGE 351, DEED 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

Date of Sale: June 7, 2022 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JONATHAN HARRISON OR RAMIRO CUEVAS, AURORA CAMPOS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON OR CHERYL HARRIS 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 SERVICE.



Anthony Adan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-001707



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

EXHIBIT A

PROPERTY DESCRIPTION

STATE OF TEXAS;
COUNTY OF HUNT;

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J. H. WALLACE SURVEY, ABSTRACT NO. 1120, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM A. LEWIS AND MARGARET LEWIS, RECORDED IN VOLUME 000, PAGE 531, DEED RECORDS, HUNT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY 88, AND IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 21 MINUTES 16 SECONDS, A RADIUS OF 2804.78 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 06 MINUTES 40 SECONDS WEST - 104.16 FEET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID LEWIS TRACT, AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOSE MANUEL MORALES AND MALLORIE KAY MORALES, RECORDED IN INSTRUMENT NO. 2017-17000, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE ALONG SAID CURVE TO THE RIGHT, THE RECOGNIZED NORTHEAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 88, AND THE RECOGNIZED SOUTHWEST LINE OF LEWIS TRACT, A DISTANCE OF 104.21 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID LEWIS TRACT, AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO YAGHOUB KHAMAN, RECORDED IN INSTRUMENT NO. 2013-3422, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID LEWIS TRACT, AND THE APPARENT EAST LINE OF SAID KHAMAN TRACT, A DISTANCE OF 622.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID L. STANPHILL AND DEBRA H. STANPHILL, RECORDED IN INSTRUMENT NO. 2013-14128, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LEWIS TRACT, AND THE APPARENT NORTHEAST CORNER SAID KHAMAN TRACT;

THENCE NORTH 05 DEGREES 17 MINUTES 28 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID LEWIS TRACT, AND THE APPARENT SOUTH LINE OF SAID STANPHILL TRACT, A DISTANCE OF 78.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 07 DEGREES 25 MINUTES 14 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID LEWIS TRACT, AND THE APPARENT SOUTH LINE OF SAID STANPHILL TRACT, A DISTANCE OF 71.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LEWIS TRACT, AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GLORIA JEAN GARMON, RECORDED IN INSTRUMENT NO. 2014-1772, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 19 MINUTES 20 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID LEWIS TRACT, AND THE APPARENT WEST LINES OF SAID GARMON TRACT, AND MORALES TRACT, A DISTANCE OF 570.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 67,489.98 SQ. FT. OR 2.000 ACRES OF LAND.