

FILED this 2 day of July 2020
LAURA WALLA
County Clerk Blanco County, Texas
By Munim Noor Deputy

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.: 090402-TX

Date: June 30, 2020

County where Real Property is Located: Blanco

ORIGINAL MORTGAGOR: CHRISTOPHER NORRIS CAMPBELL JR., AN UNMARRIED MAN
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 7/3/2018, RECORDING INFORMATION: Recorded on 7/6/2018, as Instrument No. 181972 Correction Affidavit recorded on 11/1/2018 under instrument # 183183

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING SITUATED IN BLANCO COUNTY, TEXAS AND BEING KNOWN AS LOT 13, THE RANCHES AT CRABAPPLE CREEK SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 210-212, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/4/2020 the foreclosure sale will be conducted in Blanco 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 10:00 AM, 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.

Page 1 of 2



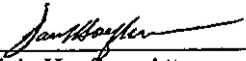
4725063

AP NOS/SOT 08212019

Matter No.: 090402-TX

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 THOMAS ROSSINGTON, MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, PAUL A. HOEFKER, ROBERT L. NEGRIN 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, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Property (including any improvements):

BEING a 0.16 acre tract of land, more or less, being all of that tract of land described in Volume 297, Page 650 of the Official Public Records of Blanco County, Texas, situated in the W.H. Withers Survey No. 4 ½, Abstract No. 1232 in said County, said 0.16 acre being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, ~~August 4, 2020~~

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Blanco County Courthouse, Johnson City, Blanco County, Texas, at the area of such courthouse designated by the Commissioner's Court Minutes, and reflected in Designation of Place for Foreclosure Sale dated December 3, 1987, recorded in Volume 125, Page 959, Blanco County Deed Records, to wit: at the South (main) entrance of the Blanco County Courthouse in an area not to exceed twelve (12) feet out from the front door.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash; subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Lynda and spouse, Harry McDow. The deed of trust is dated February 19, 2015, and is recorded in Volume 504, Page 241, *et seq.* of the Official Public Records of Blanco County, Texas. Said Deed of Trust and Promissory Note which it secures was transferred to Steve Eckart by Transfer of Lien recorded at Document No. 200310, Official Public Records of Blanco County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not

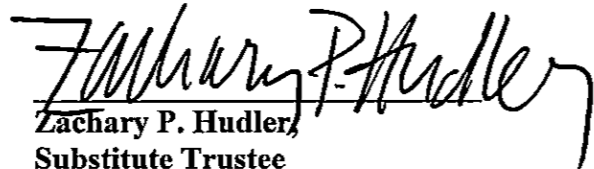
limited to (1) the promissory note in the original principal amount of \$110,000.00, executed by Lynda McDow and spouse, Harry McDow and payable to the order of Yerington Investments, LLC; and (2) all renewals and extensions thereof filed of record. Steve Eckart is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Zachary P. Hudler, Substitute Trustee, P.O. Box 1728, Johnson City, Blanco County, Texas 78636; Telephone: 830.868.7651

6. Default and Request To Act. Default has occurred under the deed of trust and the undersigned is the duly appointed Substitute Trustee under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 14, 2020.



Zachary P. Hudler,
Substitute Trustee
Attorney at Law
P.O. Box 1728
Johnson City, Texas 78636
Blanco County
830.868.7651
830.868.7636 (Fax)
zachary@hudlerlaw.com

PREPARED IN THE OFFICE OF:

Zachary P. Hudler, P.C.
Attorney at Law
P.O. Box 1728
Johnson City, Texas 78636

AFTER RECORDING RETURN TO:

Zachary P. Hudler, P.C.
Attorney at Law
P.O. Box 1728
Johnson City, Texas 78636

EXHIBIT "A"

A DESCRIPTION OF A 0.16 ACRE TRACT OF LAND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN VOLUME 297, PAGE 650 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SITUATED IN THE W. H. WITHERS SURVEY NO. 41 $\frac{1}{2}$, ABSTRACT BO. 1232 IN SAID COUNTY, SAID 0.16 ACRE AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said 0.16 acre, being the southwest corner of that certain 0.14 acre tract of land described in Volume 419, Page 552 of the Official Public Records of said County and being in the east line of Ranchview Drive;

THENCE along the north line of said 0.16 acre, being the south line of said 0.14 acre, S 86 deg. 33' 06" E, 92.17 feet to a 3 inch metal fence post for the northeast corner of said 0.16 acre, being the southeast corner of said 0.14 acre and being in the west line of that certain 1,449 acre tract of land described in Volume 217, Page 502 of the Official Public Records of said County;

THENCE S 04 deg. 56' 00" W, 63.18 feet to a 3 inch metal fence post for the southeast corner of said 0.16 acre, being the southwest corner of said 1,499 acre and being in the north line of Schofield Avenue;

THENCE along the south line of said 0.16 acre, being the north line of said Schofield Avenue, N 83 deg. 15' 09" W, 76.15 feet to a 10 inch cedar fence post for the southwest corner of said 0.16 acre, being in the east line of Ranchview Drive;

THENCE along the west line of said 0.16 acre, being the east line of said Ranchview Drive, N 06 deg. 37' 26" W, 80.00 feet to the POINT OF BEGINNING containing 0.16 acre of land, more or less.

Filed this 14 day of July 2020
1:02 p.m.

Laura Walla
County Clerk, Blanco County, Texas
By Amanda Reed Deputy

STATE OF TEXAS
COUNTY OF BLANCO

I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Blanco County, Texas on

JUL 14 2020



Laura Walla
COUNTY CLERK
BLANCO COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Property (including any improvements):

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2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, ~~August 4, 2020~~

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Blanco County Courthouse, Johnson City, Blanco County, Texas, at the area of such courthouse designated by the Commissioner's Court Minutes, and reflected in Designation of Place for Foreclosure Sale dated December 3, 1987, recorded in Volume 125, Page 959, Blanco County Deed Records, to wit: at the South (main) entrance of the Blanco County Courthouse in an area not to exceed twelve (12) feet out from the front door.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a second lien deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Guillermo Rangel. The deed of trust is dated August 29, 2019, and is recorded at Document No. 193017, *et seq.* of the Official Public Records of Blanco County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$37,000.00, executed by Guillermo Rangel and payable to the order of Steve Eckart; and (2) all renewals and extensions thereof filed of record. Steve Eckart is the current owner and holder of the Obligations and is the

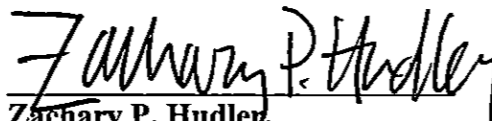
beneficiary under the deed of trust. The first lien deed of trust is dated February 19, 2015, and is recorded in Volume 504, Page 241, *et seq.* of the Official Public Records of Blanco County, Texas. Said Deed of Trust and Promissory Note which it secures was transferred to Steve Eckart by Transfer of Lien recorded at Document No. 200310, Official Public Records of Blanco County, Texas.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Zachary P. Hudler, Substitute Trustee, P.O. Box 1728, Johnson City, Blanco County, Texas 78636; Telephone: 830.868.7651

6. Default and Request To Act. Default has occurred under the deed of trust and the undersigned is the duly appointed Substitute Trustee under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: July 14, 2020.


Zachary P. Hudler,
Substitute Trustee
Attorney at Law
P.O. Box 1728
Johnson City, Texas 78636
Blanco County
830.868.7651
830.868.7636 (Fax)
zachary@hudlerlaw.com

PREPARED IN THE OFFICE OF:

Zachary P. Hudler, P.C.
Attorney at Law
P.O. Box 1728
Johnson City, Texas 78636

AFTER RECORDING RETURN TO:

Zachary P. Hudler, P.C.
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THENCE along the north line of said 0.16 acre, being the south line of said 0.14 acre, S 86 deg. 33' 06" E, 92.17 feet to a 3 inch metal fence post for the northeast corner of said 0.16 acre, being the southeast corner of said 0.14 acre and being in the west line of that certain 1,449 acre tract of land described in Volume 217, Page 502 of the Official Public Records of said County;

THENCE S 04 deg. 56' 00" W, 83.18 feet to a 3 inch metal fence post for the southeast corner of said 0.16 acre, being the southwest corner of said 1,499 acre and being in the north line of Schofield Avenue;

THENCE along the south line of said 0.16 acre, being the north line of said Schofield Avenue, N 83 deg. 15' 09" W, 76.15 feet to a 10 inch cedar fence post for the southwest corner of said 0.16 acre, being in the east line of Ranchview Drive;

THENCE along the west line of said 0.16 acre, being the east line of said Ranchview Drive, N 06 deg. 37' 26" W, 80.00 feet to the POINT OF BEGINNING containing 0.16 acre of land, more or less.

Filed this 14 day of July, 2020
1:00 P.M.

Laura Walla
County Clerk, Blanco County, Texas

By Laura Walla Deputy

STATE OF TEXAS
COUNTY OF BLANCO

I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Blanco County, Texas on

JUL 14 2020



Laura Walla
COUNTY CLERK
BLANCO COUNTY, TEXAS