



VG-371-2024-17

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 17

Foreclosure Posting

FILED this 12 day of Aug 2024
LAURA WALLA
County Clerk Blanco County, Texas
By Sheila Mercer Deputy
11:56 AM

Recorded On: August 12, 2024 11:51 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 17
Receipt Number: 20240812000009
Recorded Date/Time: August 12, 2024 11:51 AM
User: Sheila M
Station: cclerk01

Record and Return To:

MARTHA ROSSINGTON



STATE OF TEXAS
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

Laura Walla

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.: 123300-TX

Date: August 7, 2024

County where Real Property is Located: Blanco

ORIGINAL MORTGAGOR: STACY BERNARD POLLINS AND SIBILJEAN CARNELL JOHNSON-
WILLIAMS, HUSBAND AND WIFE

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 3/15/2013, RECORDING INFORMATION: Recorded on 3/18/2023, as Instrument No. 130842 in Book 470 Page 502

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 5.05 ACRES OF LAND BEING LOT 1, THE SUMMIT AT CYPRESS MILL, A SUBDIVISION IN BLANCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGES 109-115, PLAT RECORDS OF BLANCO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/3/2024, 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



Matter No.: 123300-TX

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 MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, 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

Noted by: Martha Rossington