



Rachel Lamb Geeslin
County Clerk Hamilton Co Texas

FILED FOR RECORD
at 3:49 o'clock P M
DEC 16 2024

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 28 RIO ESCONDIDO PHASE 6 SUBDIVISION

BEING A 10.01 ACRE TRACT KNOWN AS LOT 28 OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION LOCATED IN HAMILTON COUNTY, TEXAS, BEING PART OF THE H. GILLY SURVEY, ABSTRACT NO. 1259 OF HAMILTON COUNTY, TEXAS, AND FURTHER BEING OUT OF A CALLED 1483.78 ACRE TRACT AS SHOWN ON DOCUMENT FROM 9812 HOLDINGS, LLC TO LSE EVANT II, LLC RECORDED IN DOCUMENT NO. 20210542 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN SET WITH "CUPLIN" CAP ALONG AN EASTERLY LINE OF A CALLED 29.71 ACRE NON-EXCLUSIVE ROAD ACCESS AND UTILITY EASEMENT AS RECORDED IN DOCUMENT NO. 20210913 OF THE REAL RECORDS OF HAMILTON COUNTY, AND BEING THE SOUTHWEST CORNER OF SAID LOT 28, AND HAVING A NORTHING OF 10,522,358.13 USFT, AND AN EASTING OF 2,986,134.97 USFT. OF THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/2011-EPOCH 2010, GRID US FT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID 29.71 ACRE TRACT AND THE WEST LINE OF SAID LOT 28, A DISTANCE OF 501.89 TO A 1/2 INCH IRON PIN SET WITH "CUPLIN" CAP;

THENCE DEPARTING AN EASTERLY LINE OF SAID 29.71 ACRE TRACT, ALONG THE OUT-BOUNDS OF SAID LOT 28, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 808.09 TO A 1/2 INCH IRON PIN SET WITH "CUPLIN" CAP AT THE NORTHEAST CORNER OF SAID LOT 28;
- 2) SOUTH 13 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 516.37 TO A 1/2 INCH IRON PIN SET WITH "CUPLIN" CAP AT THE SOUTHEAST CORNER OF SAID LOT 28;
- 3) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 929.51 FEET TO THE POINT OF BEGINNING, CONTAINING 10.01 ACRES, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/15/2021 and recorded in Book 589 Page 453 Document 20211922 real property records of Hamilton County, Texas.

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

Date: 02/04/2025
Time: 10:00 AM
Place: Hamilton County, Texas at the following location: WEST CENTER STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by RYAN PATRICK BRANDENBURG, provides that it secures the payment of the indebtedness in the original principal amount of \$104,405.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

[Handwritten Signature]

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mvzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hamilton County Clerk and caused it to be posted at the location directed by the Hamilton County Commissioners Court.

POSTED
12.16.24
[Handwritten initials]



FILED and RECORDED

Instrument Number: 20242186 B: RP V: 652 P: 240

Filing and Recording Date: 12/16/2024 03:51:42 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.



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.