

**NOTICE OF SUBSTITUTE TRUSTEE'S 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 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.**

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 6th day of May, 2025  
**Time:** 1pm or not later than three hours after that time  
**Place:** AT THE WEST MOST SIDE OF THE RAINS COUNTY COURTHOUSE WHICH IS LOCATED AT 167 EAST QUITMAN STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Rains County, Texas.

FILED FOR RECORD  
2025 APR -3 PM 2:02  
MANDY S. SMYTHE  
COUNTY CLERK  
RAINS COUNTY, TEXAS

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** December 9, 2022  
**Grantor(s):** DOCK C GREEN IV AND CARMEN M GREEN, A MARRIED COUPLE  
**Original Mortgagee:** Veterans Land Board of the State of Texas  
**Original Principal:** \$132,050.00  
**Recording Information:** Deed Inst.# 2022-3545,  
**Current Mortgage/Beneficiary:** Veterans Land Board of the State of Texas  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$132,050.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Rains  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** Tbd Fm Hwy 514, Point, TX 75472  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Veterans Land Board of the State of Texas  
**Mortgage Servicer Address:** 1 Corporate Drive, Suite 360 Lake Zurich, IL 60047

**SUBSTITUTE TRUSTEE(S):**  
Hawkins, Kevin Key or Jay Jacobs

Coury Jacocks, Rob Peebles, Harriett Fletcher, Sheryl LaMont, Christine Wheeless, Phillip

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

/s/Coury Jacocks Coury Jacocks  
Coury Jacocks - Bar #: 24014306  
Attorney for Veterans Land Board of the State of Texas  
Coury.Jacocks@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Harriett Fletcher whose address is 1604 N 10th. St., Longview, TX 75601. I declare  
under penalty perjury that on April 3, 2025 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Rains  
County Clerk and caused it to be posted at the location directed by the Rains County Commissioners.

**Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

  
Harriett Fletcher

EXHIBIT "A"

ALL that certain 10.01 acre lot, tract or parcel of land situated in the William Garrett Survey, Abstract No. 99, Rains County, Texas, and being part of the same land as a called 228.56 acre tract described in a Warranty Deed from Doug Hall and wife, Melonie Hall to Rodney Lennon and wife, Susan Lennon and Joel Lennon and wife, Stacy Lennon as recorded in File No. 2020-0853, Official Public Records, Rains County, Texas, (O.P.R.R.C.T.), and said 228.56 acre tract also being described in a Warranty Deed from Rodney Lennon and wife, Susan Lennon to Lennon Cattle Company, Inc., as recorded in File No. 2021-3013, O.P.R.R.C.T., and said 10.01 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set on the westerly most west line of said 228.56 acre tract and the east right of way of F.M. Highway No. 514 (variable width right of way) and at the northwest corner of Tract 1 (10.01 acres) surveyed out this day for a corner, said point bears North 01 Degrees 54 Minutes 06 Seconds West a distance of 392.22 feet from a 1/2 inch iron rod found at the westerly most southwest corner of said 228.56 acre tract for a reference;

THENCE North 01 Degrees 54 Minutes 06 Seconds West along the westerly most west line of said 228.56 acre tract and the east right of way of said F.M. Highway No. 514 a distance of 392.22 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set at the southwest corner of Tract 3 (10.01 acres) surveyed out this day for a corner, from said point, a concrete monument found at PC Station 294+35.6 bears North 01 Degrees 54 Minutes 06 Seconds West a distance of 691.66 feet for a reference;

THENCE North 88 Degrees 36 Minutes 37 Seconds East along the south line of said Tract 3 a distance of 1111.44 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set at the southeast corner of said Tract 3 for a corner;

THENCE South 01 Degrees 54 Minutes 06 Seconds East a distance of 392.22 feet to a 1/2 inch iron rod with orange cap stamped "Tri-Point Surveying" set at the northeast corner of said Tract 1 for a corner;

THENCE South 88 Degrees 36 Minutes 37 Seconds West along the north line of said Tract 1 a distance of 1111.44 feet to the POINT OF BEGINNING and containing 10.01 acres of land, more or less.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of Greg Connaughton, R.P.L.S. #6110, dated March 29, 2022.