

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 3rd day of June, 2025
Time: 10am or not later than three hours after that time
Place: AT THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE
LOCATED AT 100 HOUSTON ST., LINDEN, TX OR AS DESIGNATED BY
THE COUNTY COMMISSIONER'S OFFICE in Cass County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 19, 2023
Grantor(s): CHRISTOPHER RYAN CONLEY AND BRANDIE CONLEY, HUSBAND AND WIFE
Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS
Original Principal: \$85,405.00
Recording Information: Deed Inst.# 2023004134,
Current Mortgagee/Beneficiary: Texas Veterans' Land Board of the State of Texas
Secures: The Promissory Note (the "Note") in the original principal amount of \$85,405.00 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: Cass
Property Description: (See Attached Exhibit "A")
Property Address: Tbd County Rd 1123, Linden, TX 75563
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.

FILED FOR RECORD
2025 APR 17 AM 10:38
AMY L. VARNELL
CASS COUNTY CLERK

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

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont

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 Texas 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 Sheryl LaMont whose address is 1604 N. 10th. St., Longview, TX 75601. I declare under penalty perjury that April 17, 2025 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners.

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


Sheryl LaMont

EXHIBIT "A"

BEING a 11.955 acre tract of land situated in the Charles Graham Survey, Abstract Number 408, being a portion of that certain called 221.679 acre tract described in instrument to TJ Farms, LLC, recorded under Clerk's File Number 2022002816 of the Official Public Records of Cass County, Texas (O.P.R.C.C.T.), said 11.955 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found in the approximate centerline of County Road 1123 (CR 1123), for the northerly northwest corner of said 221.679 acre tract, being the northwesterly corner of the herein described 11.955 acre tract, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 7,099,926.29, E: 3,239,448.02, Texas North Central Zone, (4202), grid measurements;

THENCE with the approximate centerline of said CR 1123, the northeasterly line of said 221.679 acre tract, the following six (6) courses and distances:

South 88°58'39" East, 143.16 feet, to a mag nail found for corner;
South S0°47'40" East, 103.07 feet, to a mag nail found for corner;
South 69°13'27" East, 102.27 feet, to a mag nail found for corner;
South 63°15'03" East, 202.85 feet, to a calculated point for corner;
South 51°02'24" East, 205.54 feet, to a calculated point for corner;

South 57°51'38" East, 123.90 feet, to a calculated point at the intersection of the approximate centerline of said CR 1123, with the approximate centerline of an existing field road for the northeasterly corner of the herein described 11.955 acre tract;

THENCE severing, over and across said 221.679 acre tract, with the approximate centerline of an existing dirt road, the following four (4) courses and distances:

South 15°16'48" West, 31.29 feet, to a calculated point for corner;
South 03°01'22" East, 97.11 feet, to a calculated point for corner;
South 06°14'25" East, 76.41 feet, to a calculated point for corner;

South 12°23'56" East, 101.37 feet, to a calculated point for an angle point in the easterly line of the herein described 11.955 acre tract;

THENCE continuing over and across said 221.679 acre tract, the following two (2) courses and distances:

South 01°14'48" East, 278.33 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;

South 88°45'12" West, 88.29 feet, to a ½ inch iron rod found for the common northerly corner of said 221.679 acre tract and that certain called 42-1/2 acre tract described as "Block 1" in instrument to Emmett Hamilton Wiley and June Wiley, recorded in Volume 580, Page 692, D.R.C.C.T., being an angle point in the southerly line of the herein described 11.955 acre tract;

THENCE North 16°42'46" West, with said Collins line, the common line between said 221.697 acre tract and said 30 acre tract, at a distance of 947.85 feet, pass a 5/8 inch iron rod found for reference in the southerly margin of County Road 1123 (CR 1123), in all, a total distance of 975.13 feet, to the POINT OF BEGINNING and containing a computed area of 221.679 acres of land within this Field Note Description, of which 0.146 acres lies within County Road 1123, and 0.035 acres lies within the existing field road.

This Field Note Description was prepared from a survey performed on the ground on April 9, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23937.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202), grid measurements;