

2020-05  
Filed for Record

This, the 6 day of Mar 2020  
at 11:20 o'clock A M

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas

*Bonnie Hoffmann*  
DEPUTY

DEWITT County

Deed of Trust Dated: June 28, 2019

Amount: \$71,910.00

Grantor(s): FRANK LLEWELLYN JAYCOX, JR.

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS

Current Mortgagee: Veterans Land Board of the State of Texas

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

Recording Information: Document No. 126778

Legal Description: SEE EXHIBIT "A"

Date of Sale: April 7, 2020 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DEWITT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JO WOOLSEY OR W.D. LAREW, VICKI HAMMONDS, JANICE STONER, LESLYE EVANS, ARNOLD MENDOZA, AMY ORTIZ, CHRIS LAFOND, BOB FRISCH, ALEXIS MENDOZA, SUSANA SANDOVAL, ELIZABETH ANDERSON, SANDRA MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YASSI, MARYNA DANIELIAN OR JODI STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

*Anthony Adam Garcia*

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2020-000947

*Bob Frisch*  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

BEING 10.01 ACRES OF LAND OUT OF THE J. G. SWISHER SURVEY, ABSTRACT NO. 421, DEWITT COUNTY, TEXAS AND BEING KNOWN AS TRACT 8 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO DEBRA LYNNE FRYE IN THE DEED OF RECORD IN VOLUME 578, PAGE 719 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set ½" rebar with a "Pollok & Sons" cap on the southeasterly right-of-way of County Road 276 for the northerly corner of a 11.00 acre tract known as TRACT 9 in this survey and partition and the westerly corner of this tract from which a found 5/8" pin for the westerly corner of the Frye land bears South 49° 28' 35" West, a distance of 1269.85 feet;

**THENCE** North 49° 28' 35" East, with said right-of-way, a distance of 551.32 feet to a set ½" rebar with a "Pollok & Sons" cap at the intersection with the southwesterly right-of-way of County Road 277 for the northerly corner of the Frye land and of this tract;

**THENCE** South 40° 17' 58" East, with said County Road 277 right-of-way, a distance of 791.14 feet to a set ½" rebar with a "Pollok & Sons" cap for the northerly corner of a 13.03 acre tract known as TRACT 7 in this survey and partition and the easterly corner of this tract;

**THENCE** South 49° 28' 35" West, with the common line of said TRACT 7, a distance of 550.97 feet to a set ½" rebar with a "Pollok & Sons" cap for the easterly corner of the aforementioned TRACT 9 and the southerly corner of this tract;

**THENCE** North 40° 19' 29" West, with common line of said TRACT 9, a distance of 791.14 feet to the **POINT OF BEGINNING** and containing 10.01 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

**POLLOK & SONS SURVEYING, INC.**  
Firm No. 10052700

  
Larry J. Pollok, RPLS #5186  
April 17, 2018



Exhibit "A"