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 January, 2026
Time: 1pm or not later than three hours after that time
Place: AT THE NORTH DOOR OF THE MILLS COUNTY JAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Mills County, Texas.

TERMS OF SALE: CASH

FILED FOR RECORD
At 8 O'Clock a M
DEC 15 2025
SONYA SCOTT County & District Clerk
Mills County, Texas
By Shauna Jay Deputy

DEED OF TRUST INFORMATION - INSTURMENT TO BE FORECLOSED:

Date: September 3, 2021
Grantor(s): Tad Joel LeBlanc AND Saira LeBlanc, HUSBAND AND WIFE
Original Mortgagee: Veterans Land Board of the State of Texas
Original Principal: $123,405.00
Recording Information: Deed Inst.# 2113951,
Current Mortgagee/Beneficiary: Veterans Land Board of the State of Texas
Secures: The Promissory Note (the "Note") in the original principal amount of $123,405.00 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: Mills
Property Description: (See Attached Exhibit "A")
Property Address: Lot 82 County Road 242, Indian Gap, TX 76531
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: Texas Veterans Land Board
Mortgage Servicer Address: 1 Corporate Drive, Suite 360 Lake Zurich, IL 60047

File No.: 25-02866TX

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key

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 - 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 Eilaura Ortega- Smith whose address is 1320 Greenway Dr. Ste 780 Irving, TX 75038. I declare under penalty perjury that Eilaura Ortega-Smith filed and/or recorded this Notice of Foreclosure Sale at the office of the Mills County Clerk and caused it to be posted at the location directed by the Mills County Commissioners.

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

EXHIBIT "A"

BEING A 20.018 ACRE TRACT OF LAND, HEREAFTER CALLED LOT 82, INDIAN SPRINGS, PHASE II, LOCATED IN MILLS COUNTY, TEXAS, OUT OF THE T. BOWMAN SURVEY, MILLS COUNTY, ABSTRACT NUMBER 17, FURTHER BEING A PORTION OF THAT SAME TRACT AS A CALLED 991.41 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT TO LSLP INDIAN SPRINGS, LLC, RECORDED ON INSTRUMENT NO. 2112738 OF THE OFFICIAL PUBLIC RECORDS OF MILLS COUNTY, TEXAS. SAID 20.018 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with plastic cap stamped "CUPLIN" in the east right of way line of Mills County Road No. 242, the west line of said 991.41 acre tract, at the southwest corner hereof, having a northing of 10,567,084.85UsFt, and an easting of 2,883,341.65UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid US Ft;

THENCE North 17°11'49" East, along the east line of said CR 242, the west line of said 991.41 acre tract, and hereof, a distance of 455.64' to a 1/2" iron pin set with plastic cap stamped "CUPLIN", at the northwest corner hereof;

THENCE over and across said 991.41 acre tract the following three (3) courses and distances;

1. South 72°48'38" East, along the north line hereof, a distance of 1876.32' to a 1/2" iron pin set with plastic cap stamped "CUPLIN", at the northeast corner hereof;
2. South 07°51'56" West, along the east line hereof, a distance of 461.74' to a 1/2" iron pin set with plastic cap stamped "CUPLIN", at the southeast corner hereof;
3. North 72°48'38" West, along the south line hereof, a distance of 1951.19' to the POINT OF BEGINNING, containing 20.018 acres, more or less.