

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS

COUNTY OF VAN ZANDT

FILED FOR RECORD
2020 JUN -9 AM 9:48
COUNTY CLERK, VAN ZANDT CO., TEXAS

**KNOW ALL MEN
BY THESE PRESENTS:**

WHEREAS, by Deed of Trust dated August 3, 2018, Joshua Dan Bailey, as Grantor, conveyed to Richard L. Ray, as Trustee, the property situated in Van Zandt County, Texas to wit:

All that certain lot, tract or parcel of land being 65 feet off of the South side of Lot 5 in Block 31 to the City of Edgewood, Van Zandt County, Texas, according to the Map and Plat of said city recorded in Glide 190B, Map and Plat Records of Van Zandt County, Texas.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$25,000.00, executed by Joshua Dan Bailey and payable to Michael J. Goggans (herein the "Note"), which such Deed of Trust is recorded in Document Number 2018-006944, of the Deed of Trust Records (Official Public Records) of Van Zandt County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of July 2020, I will begin to sell the Property at the earliest 10:30 a.m. or not later

than three hours after that time at the front (North) steps of the Van Zandt County Courthouse, Canton, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this the 9th day of June, 2020.



RICHARD L. RAY
Trustee