

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 18, 2007, a Grantor named therein conveyed to JOHN F. BERRY, Trustee, a Deed of Trust securing the payment of the indebtedness therein described, recorded in County Clerk's File No. 2007-045326, Official Public Records of Van Zandt County, Texas, to which the record thereof reference is here made for all purposes; and

WHEREAS, on February 1, 2012, recorded in County Clerk's File No. 2012-000845, Official Public Records of Van Zandt County, Texas, the property described in the above-referenced Deed of Trust was conveyed by Assumption Deed Without Covenants Or Warranty to William E. Harris, Trustee of the Dan P. McDonough Trust No. 2; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deeds of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of August, 2021, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate on the steps of the North entrance door of the County Courthouse in Van Zandt County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Van Zandt County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 1st day of July, 2021.

BY _____
SUSAN STICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
2021 JUL -1 AM 11:31
FILED FOR RECORD

Kearby Dickeson

KEARBY R. DICKESON, Substitute Trustee
909 East Southeast Loop 323, Suite 400
Tyler, Texas 75701

Exhibit "A"

All that certain lot, tract or parcel of land situated in the BENJAMIN BREWTON SURVEY A-35, same being part of a called 155.05 acre tract of land as found in deed dated November 21, 1972 from Sarah E. Loughmiller, et. al. to Bobby Stringer, Trustee; as found recorded in Volume 789, Page 437 of the Deed Records of Van Zandt County, Texas, and this portion thereof described as follows:

BEGINNING at a ½" Iron rod set in the most Easterly West fence line of said 155.05 acre tract, which is from the Southwest corner of same as follows: North 3 deg 07 min 25 sec East along said fence, passing a ½" Iron rod at 360.26 feet, the Northwest corner of a 20 acre tract and the Southwest corner of an 18.18 acre tract and continuing on for a total distance of 788.12 feet to a ½" Iron rod, the Northwest corner of an 18.18 acre tract, same being the Southwest corner of a 17.64 acre tract and North 3 deg 06 min 21 sec East 363.44 feet to a ½" Iron rod, the place of beginning, same being the Northwest corner of a 17.64 acre tract and the Southwest corner of this;

THENCE North 3 deg 06 min 21 sec East along said fence 145.49 feet to a ½" Iron rod set in the same for corner;

THENCE East 1608.57 feet to a ½" Iron rod for the Northeast corner of this, same being the Northwest corner of a 2 acre tract;

THENCE South 4 deg 15 min West along the West line of said 2 acre tract 145.68 feet to a ½" iron rod set for corner:

THENCE West 1605.65 feet to the place of beginning, containing 5.36 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the Benjamin Brewton Survey, A-35, same being part of a called 155.05 acre tract of land as found in Deed dated November 21, 1972, from Sarah E. Loughmiller, et. al. to Bobby Stringer, Trustee, as found recorded in Volume 789, page 437 of the Deed Records of Van Zandt County, Texas, and this portion thereof, described as follows:

BEGINNING at a found 60d nail that is North 32 deg 15 min East along the center of a community oil road 743.10 feet, and North 23 deg 50 min East along the center of said road 265.74 feet and North 23 deg 30 min East along the center of said road 461.32 feet from the most Southerly Southeast corner of said 155.05 acre tract of land, said 60d nail being the Southeast corner of this and the Northeast corner of an 18.18 acre tract of land;

THENCE North 23 deg 50 min East along the center of said community oil road 228.59 feet to a 60d Nail found for a corner of this and an angle point in the same:

THENCE North 13 deg 01 min East along the center of said oil road 142.50 feet to a 60d nail found for a corner of this, and an angle point in the same;

THENCE North 4 deg 15 min East along the center of said oil road 22.97 feet to a 60d nail set for a corner of this;

THENCE West passing a ½" Iron rod set at 20 feet and continuing on for a total distance of 436.80 feet to a ½" iron rod set for an internal corner of this;

THENCE North 4 deg 15 min East 54.32 feet to a ½" iron rod set for the most Northern Northeast corner of this;

THENCE West 1605.65 feet to a ½" Iron rod set in the West occupied fence line of said 155.05 acre tract of land for the Northwest corner of this;

THENCE South 3 deg 06 min 21 sec West along said West fence line 363.44 feet to a ½" iron rod found set for the Northwest corner of said 18.18 acre tract of land, same being the Southwest corner of this;

THENCE South 88 deg 09 min 31 sec East along the North line of said 18.18 acre tract of land passing a ½" Iron rod found set at 1912.95 feet and continuing on for a total distance of 1932.95 feet to the place of beginning, containing 17.64 acres of land.