

FEB 15 2022

CLERK OF COURTS
VAN ZANDT COUNTY, TEXAS
OFFICE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

COUNTY OF VAN ZANDT

**KNOW ALL MEN
BY THESE PRESENTS:**

WHEREAS, by Deed of Trust dated March 6, 2015, Ashley Stinnett, as a single woman, as Grantor, conveyed to Tammie Harp, as Trustee, the property situated in Van Zandt County, Texas to wit:

FIRST TRACT:

All that certain lot, tract or parcel of land situated in the Nacogdoches School Land Survey, Abstract No. 620, Van Zandt County, Texas, being all that certain called 1.0 acre tract conveyed by Leo Phil Smith et ux to Wendell T. Monds et ux in Assumption Deed dated January 27, 1988, recorded in Volume 1137, page 36, of the Real Records of Van Zandt county, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the Northeast corner of said tract;

THENCE South 00 degrees 26 minutes 36 seconds West, a distance of 208.39 feet to a 1/2" iron rod set for the Southeast corner of said tract;

THENCE North 89 degrees 09 minutes 35 seconds West, a distance of 208.39 feet to a 1/2"iron rod set for the Southwest corner of said tract;

THENCE North 00 degrees 26 minutes 36 seconds East, a distance of 208.39 feet to a 1/2"iron rod set for the Northwest corner of said tract, same being the Southwest corner of an easement described in said Volume 1137, page 36;

THENCE South 89 degrees 09 minutes 35 seconds East, a distance of 208.39 feet to the place of beginning and containing 0.997 acre of land, more or less.

SECOND TRACT:

An easement for ingress and egress and the installation and maintenance of utilities over and across the following described land:

All that certain lot, tract or parcel of land situated in the Nacogdoches School Land Survey, Abstract No. 260, Van Zandt County, Texas, being all that certain easement described in Assumption Deed from Leo Phil Smith et ux to Wendell T. Monds et ux, dated January 27, 1988, recorded in Volume 1137, page 36, of the

Real Records of Van Zandt County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod set for the Southwest corner of said Easement, same being the Northwest corner of a called 1.0 acre tract described in said Volume 1137, page 36;

THENCE North 00 degrees 26 minutes 36 seconds East, a distance of 233.72 feet to the Northwest corner of said Easement in the centerline of County Road No. 1505, from which a 3/8" iron rod found bears South 00 degrees 26 minutes 36 seconds West, 21.62 feet;

THENCE North 88 degrees 26 minutes 32 seconds East with said centerline, a distance of 20.01 feet to the Northeast corner of said Easement;

THENCE South 00 degrees 26 minutes 36 seconds West, a distance of 234.55 feet to a 1/2" iron rod set for the Southeast corner of said Easement, in the North line of said called 1.0 acre tract;

THENCE North 89 degrees 09 minutes 35 seconds West with said North line, a distance of 20.00 feet to the place of beginning and containing 0.108 acre, more or less.

Being the same land in Transfer of Lien dated August 6, 2018, from John G. Howell to Eric Howell, recorded in Document Number 2018-006949, Official Public Records (Real Records) of Van Zandt County, Texas.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of Eighty-Four Thousand and No/100 (\$84,000.00) Dollars, executed by Ashley Stinnett, as a single woman, and payable to John Howell (herein the "Note"), which such Deed of Trust is recorded in Document Number 2015-001885, of the Deed of Trust Records (Official Public Records) of Van Zandt County, Texas (herein "Deed of Trust"), and Transfer of Line (and Note) dated August 6, 2018, therein described in the amount of Eighty-One Thousand Nine Hundred Fifty-Five and 89/100 (\$81,955.89) Dollars, which Transfer of Lien (and Note) is recorded in Document Number 2018-006949, of the Deed Records (Official Public Records) of Van Zandt

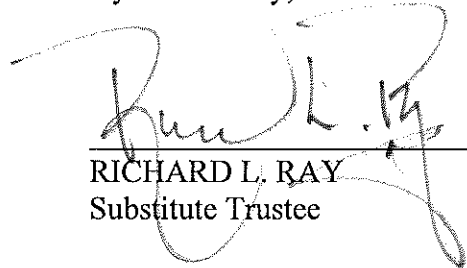
County, Texas, reference to said Deed of Trust and Transfer of Lien being hereby made for all purposes; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place and stead of Tammie Harp, the 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 Transfer Lien (and Note), 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 5th day of April, 2022, 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 14th day of February, 2022.



RICHARD L. RAY
Substitute Trustee