

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS

COUNTY OF VAN ZANDT

**KNOW ALL MEN
BY THESE PRESENTS:**

WHEREAS, by Deed of Trust dated August 20, 2012, Mark Wade Russell, married but dealing with separate, non-homestead property, and Herman Ray Russell, married but dealing with separate property, conveyed to R. Paul Elliott, 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 J. T. EVANS SURVEY, Abstract No. 233, in Van Zandt County, Texas, same being part of a called 116.00 acre tract of land as found in Warranty Deed dated September 7, 1965, from F. A. Murphy and Merle Jones and wife, Edith Jones, as found recorded in Volume 617, page 146, of the Deed Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a 10" birch tree found for the Southeast corner of said 116.00 acre tract of land, same being the Southeast corner of said J. T. Evans Survey, and the Southeast corner of this;

THENCE: South 89 deg. 50 min. 18 sec. West 1377.64 feet along the occupied South survey line of said Evans survey, and along the South line of said 116.00 acre tract of land to a point for a corner of this, and an angle point in the same;

THENCE: North 89 deg. 09 min. 51 sec. West 335.04 feet along the occupied South survey line of said Evans Survey, and along the South line of said 116.00 acre tract of land to a point in the center of a community oil road for the Southwest corner of said 116.00 acre tract of land, and for the Southwest corner of this, from which a spike bears South 89 deg. 09 min. 51 sec. East 39.61 feet;

THENCE: North 00 deg. 11 min. 18 sec. West 1589.45 feet along the center of said community oil road to a P. K. nail set in the center of Farm to Market Road #858 for the Northwest corner of this;

THENCE: North 89 deg. 03 min. 40 se. East 1740.98 feet along the center of said Farm to Market Road #858 to a point in the East survey line of said Evans Survey, and in the East line of said 116.00 acre tract of land for the Northeast corner of this, from which an occupied corner post bears South 00 deg.20 min. 31 sec. West 37.44 feet;

THENCE: South 00 deg. 20 min. 31 sec. West 1418.61 feet along the East line of said 116.00 acre tract of land, and along the East occupied survey line of said Evans Survey to a 1/2" iron rod found for a corner of this, and an angle point in the same;

THENCE: South 04 deg. 06 min. 51 sec. West 200.90 feet along the East line of said 116.00 acre tract of land, and along the East occupied survey line of said Evans Survey to the place of beginning, containing 63.89 acres of land, more or less.

LESS AND EXCEPT: All that certain 30.000 acre tract of land, being part of the J. T. EVANS SURVEY, Abstract No. 233, Van Zandt County, Texas, and being part of a called 63.89 acre tract of land conveyed to Todd Howell by deed recorded in Volume 2116, page 48, Real Records of Van Zandt County, Texas. Said 30.000 acre tract of land having a reference bearing of North 0 deg. 11 min. 18 sec. West, being the West line of said 63.89 acre tract. Being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of said 63.89 acre tract and the Northeast corner of a called 5.60 acre tract of land conveyed to John Gene Howell and wife, Penny Howell, by deed recorded in Volume 1766, page 03, Real Records of Van Zandt County, Texas, and being at the approximate centerline intersection of FM 858 and Van Zandt County Road No. 4614 (a variable width prescriptive right of way);

THENCE North 89 deg. 05 min. 07 sec. East along the North line of said 63.89 acre tract and the approximate centerline of said FM 858 a distance of 818.85 feet to a point for corner;

THENCE South 00 deg. 11 min. 18 sec. East over and across said 63.89 acre tract, passing at a distance of 41.28 feet to a 1/2" capped iron rod set for witness, continuing a total distance of 1606.59 feet to a 1/2" capped iron rod set for corner on the South line of said 63.89 acre tract and the common North line of a tract of land conveyed to Micah Lenox et al. by deed recorded in Instrument No. 2010-004385, Official Public Records, Van Zandt County, Texas, from which a 1/2" iron rod found on the East line of said 63.89 acre tract bears North 77 deg. 23 min. 58 sec. East a distance of 932.55 feet;

THENCE along the South line of said 63.89 acre tract and the common North line of said Lenox tract(s) the following courses and distances:

South 89 deg. 50 min. 08 sec. West a distance of 483.48 feet to a T-post found for corner;

North 89 deg. 03 min. 25 sec. West passing a fence corner at 291.06 feet found for witness continuing a total distance of 333.37 feet to a point found for the Southwest corner of said 63.89 acre tract and being on the East line of a tract of land conveyed to Lytrice Lynn McLean by deed recorded in Volume 1513, page 7, Real Records, Van Zandt County, Texas, and being in the approximate centerline of said Van Zandt County Road No. 4614;

THENCE North 00 deg. 11 min. 18 sec. West along the West line of said 63.89 acre tract and the common East lines of said 57.04 acre tract and said 5.60 acre tract and the approximate centerline of said Van Zandt County Road 4614 a distance of 1589.45 feet to the point of beginning, containing 30.00 acres, more or less.

SECOND TRACT: All that certain lot, tract or parcel of land situated in the THOMAS HORSLEY SURVEY, Abstract No. 341, in Van Zandt County, Texas, same being part of Tracts 1, 2 and 3 as found in Warranty Deed dated June 4, 1969, from D. R. Howell and wife, Emma Howell, to R. D. Howell and wife, R. D. Howell and wife, Frieda M. Howell, as found recorded in Volume 708, page 240, of the Deed Records of Van Zandt County, Texas and being more fully described as follows:

BEGINNING at a 1/2" iron rod set for the Northeast corner of this, same being South 01 deg. 31 min. 51 sec. West 221.80 feet from the occupied Northeast corner of said Tract 2;

THENCE: South 00 deg. 44 min. 52 sec. West 2057.15 feet with the East line of said Tracts 2, 1, and 3 to a 36" forked red oak tree for the Southeast corner of said Tract 3, and the Southeast corner of this;

THENCE: North 89 deg. 37 min. 51 sec. West 1191.24 feet with the South line of said Tract 3 to a 1/2" iron rod set for the most Southerly Southwest corner of this;

THENCE: North 00 deg. 42 min. 47 sec. East 300.00 feet to a 1/2" iron rod set for the inner-ell corner of this;

THENCE: North 89 deg. 37 min. 51 sec. West 726.0 feet to a plastake found for a corner of this;

THENCE: North 89 deg. 39 min. 09 sec. West 764.66 feet to a 60d nail set in the center of a community oil road for the most Westerly Southwest corner of this;

THENCE: North 00 deg. 38 min. 50 sec. East 829.33 feet with the center of said road to a 60d nail set for the Northwest corner of this;

THENCE: Along the North line of this as follows:

North 44 deg. 39 min. 52 sec. East 364.60 feet;

South 73 deg. 26 min. 08 sec. East 143.94 feet;

North 11 deg. 34 min. 37 sec. East 163.23 feet;

North 73 deg. 54 min. 37 sec. East 211.22 feet;

North 17 deg. 03 min. 29 sec. East 119.49 feet;

North 39 deg. 30 min. 29 sec. East 314.81 feet;

North 26 deg. 30 min. 25 sec. East 129.54 feet;

South 44 deg. 13 min. 36 sec. East 448.92 feet;

South 50 deg. 42 min. 26 sec. East 149.70 feet;

North 28 deg. 40 min. 18 sec. East 237.56 feet;

North 85 deg. 48 min. 55 sec. East 222.29 feet;

North 31 deg. 29 min. 34 sec. East 266.53 feet;

North 83 deg. 42 min. 43 sec. East 412.47 feet;

South 80 deg. 08 min. 50 sec. East 465.49 feet to the place of beginning, containing 101.71 acres of land, more or less.

THIRD TRACT: All that certain 0.792 acre tract of land, being part of the T. HORSLEY SURVEY, Abstract No. 341, Van Zandt County, Texas, and being part of a called 20.08 acre tract of land conveyed to Todd Gene Howell by deed recorded in Volume 1248, page 695, Real Records of Van Zandt County, Texas, said 0.792 acre tract of land having reference bearing of North 00 deg. 00 min. 00 sec. West, being a West line of a said 20.08 acre tract and being further described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found for an occupied Southeast corner of said 20.08 acres and being a Northwest corner of a called 101.71 acre tract of land conveyed to Todd Howell by deed recorded in Volume 1494, page 862, Real Records of Van Zandt County, Texas;

THENCE South 54 deg. 59 min. 32 sec. West, over and across said 20.08 acre tract, a distance of 207.58 feet to a point for the POINT OF BEGINNING, on the Southeast line of said 20.08 acre tract and the common Northwest line of said 101.71 acre

trat, from which an 8 inch wood post bears North 54 deg. 29 min. 28 sec. West, a distance of 3.60 feet;

THENCE South 44 deg. 39 min. 52 sec. West, along the common Southeast line of said 20.08 acre tract and the common Northwest line of said 101.71 acre tract, a distance of 364.60 feet to a point for corner in the approximate centerline of Van Zandt County Road No. 4614 (a variable width prescriptive right of way), from which a cross tie fence corner bears North 54 deg. 06 min. 13 sec. East, a distance of 58.38 feet;

THENCE North 00 deg. 00 min. 00 sec. West, along the West line of said 20.08 acre tract and the approximate centerline of said Van Zandt County Road No. 4614, a distance of 269.14 feet to a point for corner;

THENCE South 87 deg. 48 min. 19 sec. East, over and across said 20.08 acre tract passing an 18 inch pine tree at a distance of 46.22 feet, a distance of 256.48 feet to the point of beginning, containing 0.792 acres, more or less.

Being the same land conveyed, set out and described in Warranty Deed With Vendor's Lien from Todd Howell a/k/a Todd Gene Howell, a single person, to Mark Wade Russell, married but dealing with separate property; and Herman Ray Russell, married but dealing with separate property, dated August 20, 2012 and filed and recorded in the Official Public Records (Deed Records) of Van Zandt County on August 20, 2012 in Document No. 2012-006351, reference to which is here made for all purposes.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$563,764.00, executed by Mark Wade Russell, a married man but dealing with separate, non-homestead property, and Herman Ray Russell, married but dealing with separate property, and payable to Todd Gene Howell a/k/a Todd Howell (herein the "Note"), which such Deed of Trust is recorded in Document Number: 2012-006352, 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 Substitute Trustee in the place and stead of R. Paul Elliott, 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 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.

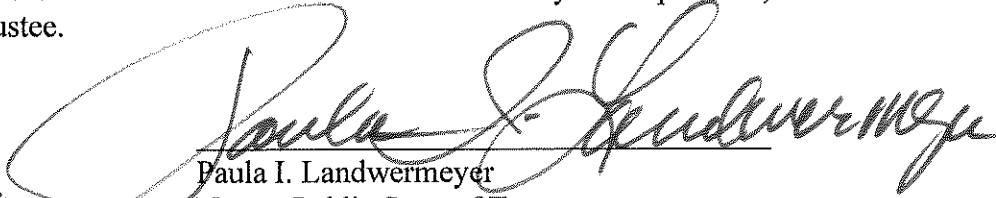
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of November, 2022, I will begin to sell the Property at the earliest 10:30 a.m. or not later than three hours after that time at the front (North) steps of the Van Zandt County Courthouse, Canton, Texas, to the highest bidder for cash. 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 23rd day of September, 2022.

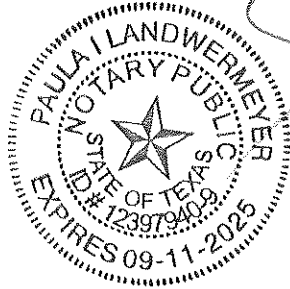


RICHARD L. RAY
Trustee

SUBSCRIBED AND SWORN TO before me on the 23rd day of September, 2022., by Richard L. Ray, Trustee.



Paula I. Landweimyer
Notary Public State of Texas
My Commission Expires: 09-11-2025



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS

COUNTY OF VAN ZANDT

**KNOW ALL MEN
BY THESE PRESENTS:**

WHEREAS, by First Lien Deed of Trust dated January 7, 2013, Mark Wade Russell, married but dealing with separate, non-homestead property, conveyed to R. Paul Elliott, 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 THOMAS HORSLEY SURVEY, Abstract No. 341, same being part of Tract One and part of Tract Two as found in Warranty Deed dated June 4, 1969, from D. R. Howell and wife, Emma Howell, to R. D. Howell and wife, Frieda M. Howell, as found recorded in Volume 708, page 240, of the Deed Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at the occupied Northeast corner of said Tract Two for the Northeast corner of this;

THENCE South 01 deg. 31 min. 51 sec. West 221.86 feet with the occupied East line of said Tract Two to a 1/2" iron rod for the Southeast corner of this;

THENCE along the South line of this as follows:

North 80 deg. 08 min. 50 sec. West 465.49 feet;
South 83 deg. 42 min. 43 sec. West 412.47 feet;
South 31 deg. 29 min. 34 sec. West 266.53 feet;
South 85 deg. 48 min. 55 sec. West 222.29 feet;
South 28 deg. 40 min. 18 sec. West 237.56 feet;
North 50 deg. 42 min. 26 sec. West 149.70 feet;
North 44 deg. 13 min. 36 sec. West 448.92 feet;
South 26 deg. 30 min. 25 sec. West 129.54 feet;
South 39 deg. 30 min. 29 sec. West 314.81 feet;
South 17 deg. 03 min. 29 sec. West 119.49 feet;
South 73 deg. 54 min. 37 sec. West 211.22 feet;
South 11 deg. 34 min. 37 sec. West 163.23 feet;
North 73 deg. 26 min. 08 sec. West 143.94 feet;
South 44 deg. 39 min. 52 sec. West 364.60 feet to a 60d nail in the center of a County Road for the Southwest corner of this;

THENCE North 848.02 feet with said road, and being the West line of said Tract One and Tract Two to a 60d nail for a Northwest corner of this;

THENCE South 89 deg. 14 min. 53 sec. East 287.87 feet to a ½" iron rod for an inner corner of this;

THENCE North 25 deg 24 min. 29 sec. East 108.08 feet to a ½" iron rod on the occupied North line of said Tract Two for a Northwest corner of this;

THENCE North 89 deg. 50 min. 18 sec. East 1377.64 feet with an occupied North line of said Tract Two to a 1/2" iron rod for an inner-ell corner of same;

THENCE North 03 deg. 54 min. 44 sec. East 201.30 feet with a fence to a 1/2" iron rod for a Northwest corner of said Tract Two and being the Northwest corner of this;

THENCE South 89 deg. 10 min. 26 sec. East 976.05 feet with an occupied North line of said Tract Two to the place of beginning, containing 20.08 acres of land, more or less.

LESS AND EXCEPT: All that certain 0.792 acre tract of land, being part of the T. HORSLEY SURVEY, Abstract No. 341, Van Zandt County, Texas, and being part of a called 20.08 acre tract of land conveyed to Todd Gene Howell by deed recorded in Volume 1248, page 695, Real Records of Van Zandt County, Texas, said 0.792 acre tract of land having reference bearing of North 00 deg. 00 min. 00 sec. West, being a West line of a said 20.08 acre tract and being further described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found for an occupied Southeast corner of said 20.08 acres and being a Northwest corner of a called 101.71 acre tract of land conveyed to Todd Howell by deed recorded in Volume 1494, page 862, Real Records of Van Zandt County, Texas;

THENCE South 54 deg. 59 min. 32 sec. West, over and across said 20.08 acre tract, a distance of 207.58 feet to a point for the POINT OF BEGINNING, on the Southeast line of said 20.08 acre tract and the common Northwest line of said 101.71 acre tract, from which an 8 inch wood post bears North 54 deg. 29 min. 28 sec. West, a distance of 3.60 feet;

THENCE South 44 deg. 39 min. 52 sec. West, along the common Southeast line of said 20.08 acre tract and the common Northwest line of said 101.71 acre tract, a distance of 364.50 feet to a point for corner in the approximate centerline of Van Zandt County Road No. 4614 (a variable width prescriptive right of way), from which a cross tie fence corner bears North 54 deg. 06 min. 13

sec. East, a distance of 58.38 feet;

THENCE North 00 deg. 00 min. 00 sec. West, along the West line of said 20.08 acre tract and the approximate centerline of said Van Zandt County Road No. 4614, a distance of 269.14 feet to a point for corner;

THENCE South 87 deg. 48 min. 19 sec. East, over and across said 20.08 acre tract passing an 18 inch pine tree at a distance of 46.22 feet, a distance of 256.48 feet to the point of beginning, containing 0.792 acres, more or less.

SECOND TRACT: All that certain lot, tract or parcel of land situated in the THOMAS HORSLEY SURVEY, Abstract No. 341, in Van Zandt County, Texas, same being part of a called 43.00 acre tract known as Tract Two as found in Warranty Deed dated June 4, 1969, from D. R. Howell and wife, Emma Howell, to R. D. Howell and wife, Frieda Howell, as found recorded in Volume 708, page 240, of the Deed Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point within County Road No. 4514 for the most Westerly Northwest corner of said 43.00 acre tract, and being the Northwest corner of this;

THENCE: North 89 deg. 50 min. 15 sec. East 334.22 feet with the North line of said 43.00 acre tract to a point for the Northeast corner of this;

THENCE: South 25 deg. 24 min. 29 sec. West 108.08 feet with a fence to a point for the Southeast corner of this;

THENCE: North 89 deg. 14 min. 53 sec. West 257.87 feet with a fence to a point in the center of said road, and in the West line of said 43.00 acre tract for the Southwest corner of this;

THENCE: North 92.91 feet with said road and the West line of said 43.00 acre tract to the place of beginning, containing 0.68 of an acre, more or less.

Being the same land conveyed, set out and described in Warranty Deed With Vendor's Lien from Todd Gene Howell a/k/a Todd Howell, whose marital status has not changed since July 3, 1991, the date he first acquired an interest in the herein-described property, a single man, to Mark Wade Russell, married but dealing with separate property, dated January 7, 2013 and filed and recorded in the Official Public Records (Real Records) of Van Zandt County on January 9, 2013 in Document No. 2013-000247, reference to which is here made for all purposes.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$165,000.00, executed by Mark Wade Russell, a married man but dealing with separate, non-homestead property, and payable to Todd Gene Howell a/k/a Todd Howell (herein the "Note"), which such First Lien Deed of Trust is recorded in Document Number: 2013-000248, 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 Substitute Trustee in the place and stead of R. Paul Elliott, 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 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.

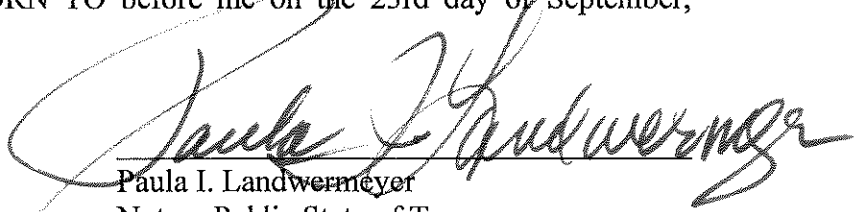
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of November, 2022, I will begin to sell the Property at the earliest 10:30 a.m. or not later than three hours after that time at the front (North) steps of the Van Zandt County Courthouse, Canton, Texas, to the highest bidder for cash. 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 ~~23rd~~ day of September, 2022.



RICHARD L. RAY
Trustee

SUBSCRIBED AND SWORN TO before me on the 23rd day of September, 2022., by Richard L. Ray, Trustee.



Paula I. Landwermeyer
Notary Public State of Texas
My Commission Expires: 09-11-2025

