

NOV 14 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALESUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

WHEREAS, on the 5<sup>th</sup> day of October, 2001, Ricky Fontenot and Sheila Ann Teague executed a Deed of Trust conveying to Randy Teague, Trustee, the Real Estate hereinafter described to secure Empire Development Company in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1664, Page 19, Official Public Records of Van Zandt County, Texas; 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 as Substitute Trustee, to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6<sup>th</sup> day of December, 2022, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate at the south door of the County Courthouse in Van Zandt County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

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

PROPERTY DESCRIPTION NO. 1:

All that certain lot or parcel of land situated on the S.G. BOX SURVEY, A-44, Van Zandt County, Texas, and being a part of a 2.00 acre tract of land conveyed to Charles Teague by Jabe Teague by deed dated December 12, 1978 and recorded in Volume 905, Page 230, and all of a 0.62 acre tract of land conveyed to Charles Teague by Jabe Teague, et ux, by deed dated December 13, 1978, and recorded in Vol. 905, Page 228, and a part of a 10.0 acre tract of land known as First Tract conveyed to Jabe Teague by Ara S. Hyde by deed dated Jan. 7, 1972 and recorded in Vol. 772, Page 858 of the Deed Records of Van Zandt County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a ½" iron rod set North 52 deg. 00 min. East 34.54 feet from the Northwest corner of the above mentioned 2.0 acre tract, same being on the Southwest right of way line of U.S. Highway No. 198;

THENCE North 52 deg. 00 min. East at 198.46 feet passing the Northwest corner of a 0.62 acre tract and continuing on for a total distance of 726.88 feet with said right of way line of highway to a ½" iron rod found for the Northwest corner of a 0.824 acre tract conveyed to Jack B. Lewis, recorded in Volume 1022, Page 620 of the Deed Records;

THENCE South 0 deg. 04 min. 10 sec. West 167.56 feet to a ½" iron rod found for the Southwest corner of the Lewis tract;

THENCE South 22 deg. 22 min. 56 sec. East 51.89 feet to a ½" iron rod set for corner;

THENCE South 54 deg. 22 min. 03 sec. West at 536.85 feet passing the East line of the above mentioned 2.0 acre tract and continuing on for a total distance of 697.17 feet to a ½" iron rod set for corner;

THENCE North 8 deg. 23 min. 35 sec. West 176.07 feet to the place of BEGINNING and containing 2.733 acres of land.

SAVE & EXCEPT All that certain lot, tract or parcel of land situated on the S.G. BOX SURVEY, ABSTRACT NO. 44, Van Zandt County, Texas, and being part of a 2.733 acre of land conveyed to Charles Teague by Warranty Deed recorded in Vol. 1281, Page 99 of the Deed Records of said County. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a ½" iron pin set at the Northwest corner of said 2.733 acres, said point being in the Southeast R.O.W. of F.M. Highway No. 198;

THENCE N 52 deg. E 289.60 ft. along said R.O.W. to a ½" iron pin set for corner;

THENCE S 36 deg. 39 min. 40 sec. E 162.88 ft. to a ½" iron pin set for corner;

THENCE S 54 deg. 49 min. W 207.33 ft. to a ½" iron pin set for corner;

THENCE S 00 deg. 03 min. 58 sec. W 8.96 ft. to a ½" iron pin found in the Southeast boundary of said 2.733 acres.

THENCE S 54 deg; 22 min. 03 sec. W 160.32 ft. to a ½" iron pin set at the Southwest corner of said tract;

THENCE N 08 deg. 23 min. 35 sec. W 176.07 ft. to the place of beginning, containing 1.20 acres of land.

PROPERTY DESCRIPTION NO. 2:

All that certain lot, tract, or parcel of land situated on the S.G. BOX SURVEY, ABSTRACT NO. 44, Van Zandt County, Texas, and being part of a 1.2 acre tract conveyed to Teague Country Market, Inc. by Warranty Deed recorded in Vol. 1486, Page 0291 and part of a 10.03 acre tract conveyed to Teague Investments, L.P. by Warranty Deed recorded in Vol. 1402, Page 0328, both of the Deed Records of said County. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a ½" iron pin set in the Southeast R.O.W. of State Highway No. 198, being the North corner of said 1.2 acre tract;

THENCE S 37 deg. 21 min. 42 sec. E 167.54 ft. to a ½" iron pin set at the East corner of said 1.2 acre tract, being in the Northwest boundary of said 10.03 acre tract;

THENCE N 54 deg. 25 min. 42 sec. E 265.14 ft. to a ½" iron pin set at the North corner of said 10.03 acres;

THENCE S 01 deg. 01 min. 30 sec. W 178.71 ft. along a fence to a 2" pipe post;

THENCE S 60 deg. 35 min. 17 sec. W 253.95 ft. along a pipe fence to a ½" iron pin set in the Southeast boundary of said 10.03 acres;

THENCE N 33 deg. 47 min. W 280.44 ft. to a ½" iron pin set in said R.O.W.;

THENCE N 52 deg. E 79.98 ft. along said R.O.W. to the place of beginning, containing 1.247 acres of land.

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.

WITNESS MY HAND this 14 day of November, 2022.

  
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DAVID J. NOWELL, Substitute Trustee