

**Notice of Foreclosure Sale**

January 27, 2023

FILED FOR RECORD  
JAN 27 2023

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

Deed of Trust.

Dated: June 23, 2015

Grantor: Amanda Largin

Trustee: Gary Lott

Lender: Ella Evelyn Brady

Recorded in: Document # 2015-006043 of the real property records of Van Zandt County, Texas

Legal Description: Attached as Exhibit "A"

Secures: Promissory Note ("Note") in the original principal amount of \$175,000.00, executed by Amanda Largin ("Borrower") and payable to the order of Lender.

"Deed of Trust" means the Note and Deed of Trust as so modified, renewed, and/or extended.

The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto.

Substitute Trustee: Ronald D. Wells, 150 S. Capitol St., Canton TX 75103

Date: March 7, 2023

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 12:50 p.m. and not later than three hours thereafter.**

Place: Van Zandt County Courthouse,  
121 E. Dallas St.  
Canton TX 75102

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and riling requirements of the Deed of Trust and the Texas Property Code.

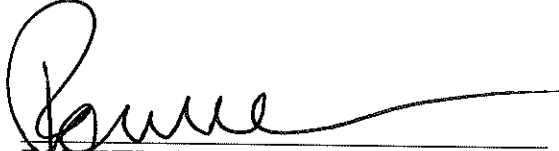
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,”** **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
RON WELLS

**EXHIBIT A**

**TRACT 1.** Property situated in Van Zandt County, Texas, and being the same property described in warranty deed dated November 8, 1988 from J. H. Heidle and wife, Betty Heidle; Valretta Heidle Goggans Summit and husband, William Robert Summitt; Marie rose, and husband, Glendon Rose; and Homer H. Heidle and wife, Judy Heidle to Evelyn Brady and Jack C. Brady, said deed being of record in Volume 1159, Page 583 of the Real Property Records of Van Zandt County, Texas;

**TRACT 2.** Property situated in Van Zandt County, Texas, and being the same property described in warranty deed dated February 24, 1983 from Marie H. Rose, joined by her husband Glendon W. Rose pro forma, to Jack Brady and wife, Evelyn H. Brady, said deed being of record in Volume 1001, Page 01 Real Property Records of Van Zandt County, Texas;

**LESS SAVE AND EXCEPT** that tract or parcel conveyed by Jack Brady and Evelyn H Brady to Roger B. Mills and Linnie B. Mills by deed dated 10/27/1994, said deed being of record in Volume 1328, Page 959, Real Property records of Van Zandt County, Texas;

**TRACT 3.** Property situated in Van Zandt County, Texas and being the same property described in warranty deed dated February 25<sup>th</sup>, 1983 from Evelyn H. Brady to Jack Brady, said deed being of record in Volume 1001, Page 602, Real Property Records of Van Zandt County, Texas.

TRACT ONE

Property (including any improvements): All of our undivided interest in and to the following described tract of land:

All that certain lot, tract or parcel of land situated in the E. Willingham Survey, Abstract No. 893, Van Zandt County, Texas, and being a portion of a tract described in deed from Elmer Hurley et ux to J. C. Heidle and recorded in Volume 424, Page 461, of the Deed Records of Van Zandt County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" I.R. found for the North corner of the said J. C. Heidle tract and in the East R.O.W. line of State Highway 198;

THENCE S 01 deg. 04' 18" W 180.00 feet to a 1/2" I.R. found for an ell corner of this tract, the same being the Southwest corner of the C. N. Phillips tract recorded in Volume 835, Page 124;

THENCE S 89 deg. 44' 25" E 77.20 feet to a 1/2" I.R. found for the Northeast corner of this tract, the same being the most Northerly Northwest corner of the Evelyn Brady 14.289 acre tract;

THENCE S 03 deg. 13' 57" W 133.12 feet to a 1/2" I.R. found for the Southeast corner of this tract, the same being an ell corner of the Evelyn Brady tract;

THENCE N 76 deg. 36' 57" W 235.29 feet to a 1/2" I.R. set for the Southwest corner of this tract, the same being the most Western Northwest corner of said Evelyn Brady 14.289 acre tract and the East R.O.W. line of State Highway 198;

THENCE N 32 deg. 08' 23" E 305.60 feet with the East R.O.W. line of State Highway 198 to the place of beginning and containing 0.750 acres of land.

TRACT TWO

BEING all that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the E. WILLINGHAM SURVEY, A-893, the MARGARET NEAL SURVEY, A-625, and the WILLIAM GILLILAND SURVEY, A-320 and being a part of the land described in deed from Elmer Hurley and wife, to J. C. Heidle dated December 8, 1952, and recorded in Volume 424, Page 461, Van Zandt County Deed Records; said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found for corner in the North line of the J. C. Heidle tract South 89 degrees 54 minutes 08 seconds West 1163.87 feet from the Northeast corner of same and at the Northwest corner of the Homer Heidle 17.41 acre tract;

THENCE South 0 degrees 58 minutes West with the West line of the Homer Heidle 17.41 acre tract 801.10 feet to a 1/2" iron pin set for corner at the most Northerly Northeast corner of the J. H. Heidle 24.082 acre tract;

THENCE North 89 degrees 55 minutes 17 seconds West with the North line of the J. H. Heidle tract 244.37 feet to a 1/2" iron pin set for corner at the Northwest corner of same;

THENCE South 2 degrees 41 minutes 19 seconds West with the West line of the J. H. Heidle tract 96.13 feet to a 1/2" iron pin set for corner at an L corner of the original J. C. Heidle tract;

THENCE North 86 degrees 08 minutes 13 seconds West and along fence 909.31 feet to a 1/2" iron pin set for corner at the Southeast corner of the Evelyn Brady 14.289 acre tract;

THENCE North 0 degrees 58 minutes East with the East line of the Brady tract 640.92 feet to a 1/2" iron pin set for corner at the Northeast corner of same and in the North boundary line of the original J. C. Heidle tract;

THENCE South 89 degrees 44 minutes 25 seconds East with the North line of the J. C. Heidle tract and along fence 1160.18 feet to the Place of Beginning and containing 17.41 acres of land, more or less;

Together with Grantor's right of ingress and egress as set out in right of way dated December 8, 1977, recorded in Volume 885, Page 414, Deed Records, Van Zandt County, Texas.

**SAVE AND EXCEPT FROM TRACT TWO:**

All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the MARGARET NEAL SURVEY, Abstract 625, and the WM. GILLILAND SURVEY, Abstract 320, and being a part of the called 17.41 acre tract conveyed to Jack Brady and wife, Evelyn H. Brady by Marie H. Rose, and husband, Glendon W. Rose, proforma, by Warranty Deed dated February 24th, 1982, and recorded in Volume 1001 Page 1, of the Deed Records of Van Zandt County, Texas. Said lot, tract or parcel of land being more particularly described by notes and bounds as follows:

**BEGINNING** at a 1/2" Iron Rod found for corner at the Northeast corner of the called 17.41 acre tract, the Northwest corner of the Gary Mills 17.549 acre tract recorded in Volume 1287 Page 32, of the Real Records of Van Zandt County, Texas, and in the South line of the Tommy Carl Kearney 105.65 acre tract recorded in Volume 797 Page 35 of the Deed Records of Van Zandt County, Texas;

**THENCE** South 0 degrees 58 minutes West along fence 601.22 feet to a 5/8" Iron Rod set for corner in the West line of the said Gary Mills tract, at the Easterly Southeast corner of the said 17.41 acre tract and at an Ell corner of the Douglas M. Toliver 24.05 acre tract recorded in Volume 1306 Page 257, of the Real Records of Van Zandt County, Texas;

**THENCE** South 89 degrees 46 minutes 27 seconds West along fence 245.58 feet to a 1/2" Iron Rod found for corner at an Ell corner of the said 17.41 acre tract and at the Northwest corner of the said Douglas M. Toliver 24.05 acre tract;

**THENCE** North 0 degrees 43 minutes 51 seconds East 601.53 feet to a 5/8" Iron Rod set for corner in the North line of the said 17.41 acre tract and in the South line of the said Tommy Carl Kearney 105.65 acre tract from whence a 10" Elm bears North 55 degrees West 8.15 feet and a 8" Elm bears North 60 degrees East 10.50 feet;

**THENCE** North 89 degrees 51 minutes 25 seconds East along fence, the North line of the said 17.41 acre tract and the South line of the said 105.65 acre tract, 245.05 feet to the place of beginning and containing 3.407 acres of land.

TRACT THREE

BEING all that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the E. WILLINGHAM SURVEY, Abstract No. 893, and the WILLIAM GILLILAND SURVEY, Abstract No. 320, and being a part of the land described in deed from Elmer Hurley and wife, to J. C. Heidle dated December 8, 1952, and recorded in Volume 424, Page 461, of the Van Zandt County Deed Records; said lot, tract or parcel of land being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2" iron pin set for corner in the occupied South line of the J. D. Heidle tract, at the Southwest corner of the Marie Rose 17.41 acre tract;

THENCE North 86 degrees 08 minutes 13 seconds West with the South line of the J. C. Heidle tract and along fence 949.99 feet to a 1/2" iron pin set for corner;

THENCE North 88 degrees 53 minutes 15 seconds West and along fence 117.95 feet to a 1/2" iron pin set for corner at fence corner;

THENCE North 3 degrees 14 minutes 04 seconds East and along fence 428.9 feet to a 1/2" iron pin set for corner at fence corner;

THENCE North 80 degrees 20 minutes 27 seconds West and along fence 63.71 feet to a 1/2" iron pin found for corner in the East ROW line of State Hwy. 198;

THENCE North 32 degrees 39 minutes 02 seconds East parallel to and 50 feet from the center line of said Hwy. 77.77 feet to a 1/2" iron pin found for corner at the Southwest corner of the J. C. Heidle 0.75 acre tract;

THENCE South 76 degrees 28 minutes 56 seconds East with the South line of the J. C. Heidle 0.75 acre tract 237.02 feet to a 1/2" iron pin set for corner at the Southeast corner of same;

THENCE North 3 degrees 10 minutes 18 seconds East with the East line of the Heidle tract 133.55 feet to a 1/2" iron pin set for corner at the Northeast corner of same and in the North boundary line of the original J. C. Heidle tract;

THENCE South 89 degrees 44 minutes 25 seconds East with the North line of the original tract 836.39 feet to a 1/2" iron pin set for corner at the Northwest corner of the Marie Rose 17.41 acre tract;

THENCE South 0 degrees 58 minutes West with the West line of the Rose tract 640.92 feet to the Place of Beginning and containing 14.289 acres of land, more or less.