

NOTICE OF TRUSTEE'S SALE

AUG 25 2023

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

THE STATE OF TEXAS §

COUNTY OF VAN ZANDT §

Date: August 25, 2023

Deed of Trust:

Date: August 10, 2018

Grantors: Noble C. Mallard and Melissa K. Mallard

Beneficiary: Runaway Ranches Ltd.

Recorded in: Instrument # 2018-007148, Real Property Records, Van Zandt County Texas.

Property: (INCLUDING ANY IMPROVEMENTS): Lot "27", Ewalt Ranch, an Addition to Van Zandt County, Texas, according to the Plat thereof recorded in Document# 2018-004663, Plat Records, Van Zandt County, Texas.

Date of Sale: October ^{3^d} ~~25~~, 2023

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Van Zandt County Courthouse, Canton Texas.
121 E. Dallas, Canton, Texas 75103

Designated Area: The north steps of the main entrance to the Courthouse and more particularly described above.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Kenneth Lane

For more information:

**P. O. Box 425
Terrell, TX 75160
817-583-1799**