

Jam Home Solutions, LLC, a Texas limited liability company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED FOR RECORD  
DEC 12 2023  
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

Juan Jose Cristobal Miranda Soto  
1239 VZ CR 2623, Wills Point, TX 75169  
Sent via first class mail and CMRR # 9171 9690 0935 0269 5980 55 on 12.12.2023

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Juan Jose Cristobal Miranda Soto and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Van Zandt County, Texas and is recorded under Clerk's File/Instrument Number 2022-009902, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 2<sup>nd</sup> day of January, 2024

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Van Zandt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Field Note description for a 0.997 acre tract being located in the JOHN WELCH Survey, Abstract No.894, Van Zandt County, Texas, and being all of the residue of a called 11.2298 acre tract of land described and recorded in Volume 960, Page 330 of the Deed Records of Van Zandt County, Texas, said 0,997 acre tract to be more particularly described as follows; Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983. BEGINNING at a 60D Nail found in the driving surface of County Road No, 2623 for the Northwest corner of herein described tract, being the Northeast corner of a called 1.0 acre tract of land conveyed to Margis Ann Clark as described and recorded in Document Number 2010.-006837 of the Official Public Records of Van Zandt County, Texas, from which a 1/2" Iron Rod found for reference bears South 01 deg. 27 min. 13 sec. East 29.56 feet. THENCE North 88 deg. 17 min. 37 sec. East along said road a distance of 210.06 feet to a 60D Nail found for the Northeast corner of herein described tract, being the Northwest corner of a called 7,000 acre tract of land conveyed to Lynn Lacey Whitlow as described and recorded in Document Number 2021-013694 of the Official Public Records of Van Zandt County, Texas; THENCE South 00 deg. 37 min. 02 sec. East along the West

line of said 7.000 acre tract a distance of 208.79 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract, being the Northeast corner of a called 7,14 acre tract of land conveyed to Arturo Meraz and Leticia Meraz as described and recorded in Document Number 2018-001154 of the Official Public Records of Van Zandt County, Texas; THENCE South 88 deg. 15 min. 30 sec. West along the North line of said 7.14 acre tract a distance of 205.96 feet to a 1/2" Iron Rod found for the Southwest corner of herein described tract, being the Southeast corner of said 1.0 acre tract; THENCE North 01 deg. 44 min. 30 sec. West along the East line of said 1.0 acre tract a distance of 208.88 feet to the POINT OF BEGINNING AND CONTAINING 0.997 ACRES OF LAND, of which approximately 0.112 acres lie within the boundaries of County Road No. 2623,

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

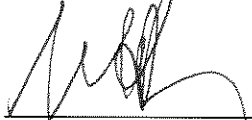
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**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.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey  
Substitute Trustee(s)

4016 Gateway Drive, Suite 130

Colleyville, Texas 76034

Phone: (817) 778-4136

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