

FILED FOR RECORD

APR 16 2024

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

Notice of Foreclosure Sale

April 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: February 1, 2017

Grantor: Jereme Willis Jackson and Tamara Diane Jackson

Trustee: K. Clifford Littlefield

Lender: Vanderbilt Mortgage and Finance, Inc.

Recorded in: Instrument No. 2017-001211 of the real property records of Van Zandt County, Texas

Legal Description: See Exhibit A

Together with all the improvements now or hereafter erected on the property.

Secures: Promissory Note ("Note") in the original principal amount of \$74,173.67, executed by Jereme Willis Jackson and Tamara Diane Jackson ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok and Randy Daniel

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, May 7, 2024

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 10:00 A.M. and not later than three hours thereafter.

Place: On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the



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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



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EXHIBIT "A"

All that certain tract, lot, or parcel of land, a part of the M.G. Curtis Survey A - 190, Van Zandt County, Texas, and also being a part of that certain called 6 acre tract of land described in a deed dated March 28, 1977 from Nancy Golberg Woods, et vir., James B. to Jackie W. King, et ux, Mary Jean that is recorded in Volume 873, Page 296 in the Deed Records of Van Zandt County, Texas, and being more completely described as follows to wit:

COMMENCING at a 1/2 inch iron rod found for corner near a barbed wire fence corner at the N.W.C. of the above mentioned 6 acre tract and at the S.W.C. of the residue of the Nancy Ruth Goldberg called 40 acres -Fifth Tract (Volume 772, Page 407);

THENCE along the N.B.L. of said 6 acres, the S.B.L. of said residue and along said fence as follows:

North 71 degrees 14 minutes 18 seconds East (Bearing Source), for a distance of 382.52 feet, to a 1/2 inch iron rod found for corner;

North 79 degrees 28 minutes 37 seconds East, for a distance of 189.81 feet, to a 1/2 inch iron rod found for corner;

North 80 degrees 07 minutes 25 seconds East, for a distance of 316.52 feet, to a 1/2 inch iron rod found for corner at the POINT OF BEGINNING;

THENCE North 71 degrees 06 minutes 30 seconds East, leaving said fence and continuing along said lines, for a distance of 465.52 feet, to a 60D nail w / a metal washer stamped "STROUD RPLS 6338" set for corner in a barbed wire fence at the N.E.C. of said 6 acres and at the S.E.C. of said residue and in the W.B.L. of the Joanie Mannen Troutt called 2.55 acres - Tract C (Doc. No. 2016-007073);

THENCE South 46 degrees 31 minutes 09 seconds West, along the E.B.L. of said 6 acres and the W.B.L. of said 2.55 acres and along said fence, for a distance of 726.44 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner at the S.E.C. of said 6 acres and at the S.W.C. of said 2.55 acres and being in a curve in the north right-of-way line of U.S. Highway No. 80 (70 feet from and at a right angle to the centerline of said highway), as shown according to the State of Texas State Highway Department Right of Way Map - Sheets 5 & 6;

THENCE along the S.B.L. of said 6 acres and along said north right-of-way line and with said curve to the left, which has a Radius of 1502.69 feet, a Delta Angle of 04 degrees 34 minutes 15 seconds, an Arc Length of 119.88 feet and a Chord Bearing and Distance of North 79 degrees 08 minutes 43 seconds West 119.84 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner at the P.T. of said curve at a right-of-way break, from which a concrete right-of-way monument found at the P.C. of a curve to the left (60 feet from and at a right angle to the centerline of said highway) bears N 88 degrees 53 minutes 30 seconds West a distance of 105.01 feet, from which a found concrete right-of-way monument bears South 84 degrees 25 minutes 35 seconds West a distance of 622.33 feet;

EXHIBIT "A" CONTINUED

THENCE across said 6 acres as follows:

North 04 degrees 22 minutes 21 seconds East, for a distance of 96.00 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner;

South 85 degrees 37 minutes 39 seconds East, for a distance of 108.10 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner;

North 20 degrees 28 minutes 18 seconds East, for a distance of 255.21 feet, to the point of beginning and containing 2.000 acres, more or less.