

MAY 07 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, on the 20th day of February, 2010, JOHN BURNETT, III, A SINGLE MAN, executed a Deed of Trust conveying to MICHAEL KESLER, Trustee, the Real Estate hereinafter described, to secure DELORIS WROTEN CAMPBELL, TRUSTEE OF THE DELORIS WROTEN TRUST in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2010-003499, in the Official Public Records of Van Zandt County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; 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 to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of June, 2024, between 11:00 o'clock a.m. and 2:00 p.m., I will sell said Real Estate on the steps of the North entrance door of the County Courthouse in Van Zandt County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Van Zandt County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 3rd day of May, 2024.



JAMES D. VANDEVENTER, Substitute Trustee
909 East Southeast Loop 323, Suite 400
Tyler, TX 75701

Exhibit "A"

All that certain lot, tract or parcel of land, lying and being situated in Van Zandt County, Texas, being part of the Sam Bell Survey, Abstract No. 46, and being known as Lot No. Ten (10) out of Block Three (3) of the proposed extension of RICHLAND HEIGHTS ADDITION to the City of Grand Saline, Texas;

BEGINNING at a point on the South line of DeGail Street 233.4 feet North 89 deg. 45 min. East from the Northeast corner of Lot Seven (7) out of Block Three (3) of the said Richland Heights Addition;

THENCE North 89 deg. 45 min. East 111.7 feet with the South line of DeGail Street to stake for corner;

THENCE South 141.8 feet to a stake for corner;

THENCE North 85 deg. 35 min. West 111.7 feet to stake for corner;

THENCE North 133.6 feet to the place of beginning.