

Ezra Wang, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

Bradley S. Campbell, Esq.
C/O Paula and Cliff Henson
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SP. MAIL DELIVERED
COUNTY CLERK, VAN ZANDT CO., TX
BY _____

NOTICE OF TRUSTEE'S SALE

WHEREAS Paula Henson and Cliff Henson 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 2008-009289 and 2008-009290, 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 4th day of August, 2020

Time: The sale shall begin no earlier than 1:00 PM 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:

Being of two tracts all that certain lot, tract or parcel of land situated in Van Zandt County, Texas, being a part of the STEPHEN COLLINS SURVEY, ABSTRACT NO. 135, and being more fully described as follows:

FIRST TRACT:

BEGINNING on the North boundary line of U.S. HIGHWAY NO. 80 at the Southwest corner of 3 ½ acre tract described in deed from W. Ralston and wife, Mary Ralston. Dated August 4, 1944, and recorded in Volume , Page 79, of the Deed Records, said tract belonging to Frank Burran;

THENCE North with the West boundary line of said 3 ½ acre tract and the 8 ½ acre tract described in said deed to Northwest corner of a 8 ½ acre tract, a distance of 1162 feet;

THENCE West parallel with the North boundary line of said Highway No. 80, at 150 feet;

THENCE South 1162 feet to the North line of said Highway No. 80;

THENCE East with the North line of said Highway 150 feet to the PLACE OF BEGINNING, CONTAINING 4.001 acres of land, more or less.

SECOND TRACT:

BEGINNING at a point on the North boundary line of U. S. Highway No. 80 at a point 600 feet West of the East line of said COLLINS SURVEY at the Southwest corner of a 4 acre tract deeded by prior grantors to Roy Coffman, October 11, 1947;

THENCE West with the North line of said Highway 37 ½ feet;

THENCE North 1162 feet;

THENCE East parallel with the said Highway 37 ½ feet to the Northwest corner of said 4 acre tract sold to Roy Coffman;

THENCE South with the West line of said 4 acre tract to the PLACE OF BEGINNING, CONTAINING 1 acre of land, more or less.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 2735 Villa Creek Drive, Suite 140, Farmer's Branch, Texas 75234

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.

Notice of Acceleration. To any extent not previously accelerated, the maturity on the promissory note in question is accelerated hereby.

GHRIST LAW FIRM PLLC



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