

BY _____ DEP.

NOTICE OF TRUSTEE'S SALE

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 duty military service to the sender of this notice immediately.

Date: July 8, 2021

Deed of Trust:

Date: January 8, 1999

Grantor: Bonita Carole Fischer

Beneficiary: Mineola Community Bank, SSB

Trustee: J. H. Herlocker, III


Recorded in: Volume 1497 Page 0228 of the Real Records of Van Zandt County, Texas

Property: See Exhibit "A" attached hereto and made a part thereof

Date of Sale of Property: Tuesday, August 3, 2021, at or within three hours after 10 a.m.

Place of Sale of Property (including County): At the North Door of the County Court House in Canton, Texas (Van Zandt County), or as designated by County Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. Any sale will be subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust. A purchaser at the sale of the Property acquires the Property "AS IS" without any expressed or implied warranties.



J. H. Herlocker, III Trustee
215 W Broad
Mineola TX 75773

STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on July 8, 2021, by
J. H. Herlocker, III.



Notary Public, State of Texas



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, BEING 2.002 ACRES IN THE J. RUSSELL SURVEY, ABSTRACT NO. 703 AND BEING THE SAME LAND DESCRIBED AS 2.00 ACRES IN A SUBSTITUTE TRUSTEE'S DEED FROM JUDY JONES, MARY BETH DEVLIN AND JIM F. AVANT, SUBSTITUTE TRUSTEES TO RESOURCE BANCSHARES MORTGAGE GROUP, INC., DATED DECEMBER 2, 1997 AND RECORDED IN VOLUME 1448, PAGE 319, REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 2.002 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTER OF VAN ZANDT COUNTY ROAD NO. 4111. SAID POINT BEING THE SOUTH CORNER OF THE ABOVE SAID 2.00 ACRE TRACT AND THE WEST CORNER OF A CALLED 46.05 ACRE TRACT DESCRIBED IN A DEED TO JIMMY DON MILLER AND WIFE MINNIE JANICE MILLER, DATED MARCH 6, 1979 AND RECORDED IN VOLUME 907, PAGE 919, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID POINT BEING REFERENCED BY A 1/2" IRON ROD SET BEARING N. 47 DEG. 03 MIN. 55 SEC. E. 20.78 FEET;

THENCE N. 41 DEG. 57 MIN. 09 SEC. W. WITH THE SOUTHWEST LINE OF SAID 2.00 ACRE TRACT, SAME BEING THE RECOGNIZED SOUTHWEST LINE OF SAID SURVEY AND THE CENTER OF SAID ROAD, 208.71 FEET TO A POINT FOR CORNER IN SAME. SAID POINT BEING THE WEST CORNER OF SAID TRACT AND THE SOUTHERNMOST CORNER OF A CALLED 38.46 ACRE TRACT DESCRIBED IN A DEED TO KATHY NEUMEIER, DATED OCTOBER 17, 1994 AND RECORDED IN VOLUME 1384, PAGE 719, REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE N. 47 DEG. 00 MIN. 00 SEC. E. WITH THE NORTHWEST LINE OF SAID 2.00 ACRE TRACT AND A SOUTHWEST LINE OF SAID 38.46 ACRE TRACT, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE AT 21.86 FEET, CONTINUING, GENERALLY WITH FENCE, 417.42 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT FENCE CORNER;

THENCE S. 41 DEG. 57 MIN. 17 SEC. E. WITH THE NORTHEAST LINE OF SAID 2.00 ACRE TRACT, GENERALLY WITH FENCE, 209.19 FEET TO A 1/2" IRON ROD SET FOR CORNER AT A CROSS - THE FENCE CORNER POST. SAID POINT BEING THE OCCUPIED EAST CORNER OF SAID TRACT;

THENCE S. 47 DEG. 03 MIN. 55 SEC. W. WITH THE SOUTHEAST LINE OF SAID TRACT, GENERALLY WITH FENCE, 417.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.002 ACRES OF LAND, OF WHICH 0.102 ACRES LIE WITHIN A PUBLIC ROAD, ACCORDING TO MY SURVEY AND CALCULATIONS.