

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: 2011-02-14
 Grantor: Marty Lee Hines and wife, Kimberly D. Hines
 Trustee: George T. Holland
 Beneficiary: Estate of Salena Short Buster / Later Assigned to Templeton Mortgage Corporation
 County Where Property is Located: Van Zandt, County, Texas
 Recording Information: Document No. 2011-001113 of the Official Public Records of Van Zandt County, Texas

NOTE:

Date: 2011-02-14
 Amount: \$68,860.00
 Debtor: Marty Lee Hines and wife, Kimberly D. Hines
 Holder: Templeton Mortgage Corporation

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant
 Date of Sale: October 5, 2021
 Time of Sale: 10:00 a. m. – 1:00 p.m.

PLACE OF SALE: In Canton the steps of the North entrance to the Van Zandt County Courthouse in Van Zandt County, Texas or in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Van Zandt County Courthouse, in Canton, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note

For information about this sale call Templeton Mortgage 5109 82nd Suite 7121 Lubbock, Texas 79424 (806) 745-9965. Reference file # 70526

FILED FOR RECORD
 2021 AUG 19 AM 11:30
 COUNTY CLERK, VAN ZANDT CO., TX

BY _____ DEP.

("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and **WHEREAS**, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note; **WHEREAS**, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.



Randy Daniel or
Cindy Daniel or Jim
O'Bryant, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land situated within the Nacogdoches School Land Survey, Abstract No. 620, Van Zandt County, Texas, same being a part of that tract of land conveyed to James E. Tetrick et ux. Oneta C. Tetrick in Volume 1255, Page 614, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the Southwest line of said Tetrick tract and within County Road No. 1502, from which a spike set for the West corner of said Tetrick tract bears North 45 degrees 29 minutes 00 seconds West at 167.65 feet for witness;

THENCE North 63 degrees 32 minutes 18 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 22.05 feet, in all 76.55 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 50 degrees 21 minutes 05 seconds East, 97.58 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 45 degrees 16 minutes 00 seconds East, 107.32 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 45 degrees 43 minutes 26 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 150.07 feet, in all 169.44 feet to a point for corner in the Southwest line of said Tetrick tract and within County Road No. 1502;

THENCE North 45 degrees 20 minutes 00 seconds West, with the Southwest line of said Tetrick tract and within County Road No. 1502, 138.62 feet to the Point of Beginning and containing 0.46 of an acre of land, of which approximately 0.07 of an acre lies within said County Road No. 1502.