

MAY 04 2023

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

VAN ZANDT County

Deed of Trust Dated: May 8, 2020

Amount: \$192,696.00

Grantor(s): DANIEL CARR and LINDSAY CARR

Original Mortgagee: SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY

Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2020-004114

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: June 6, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: 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 Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DARLA BOETTCHER, DANA KAMIN, NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY OR CINDY DANIEL have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

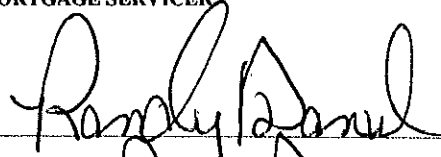
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-001834



Printed Name: Randy Daniel

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit A

BEING 5.11 acres of land situated in the E. H. STARK SURVEY, ABSTRACT NO. 797, Van Zandt County, Texas, and being part of a called 20.00 acres to Marvin G. Barthill recorded in Volume 1515, Page 681 of the Real Records of Van Zandt County, Texas and being all of a called 1.00 acres to Marvin G. Barthill recorded in Volume 1087, Page 558 of the Real Records of Van Zandt County, Texas, said 5.11 acres of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (found) for the Northwest corner of these 5.11 acres, said corner also being the Northwest corner of the remainder of the above referenced 20.00 acres and being on a wide old corner on the East line of a called 7.00 acres to Marvin Barthill recorded in Document No. 2012-001984 of the Real Records of Van Zandt County, Texas.

THENCE North 89 Deg. 12 Min. 27 Sec. East, along the northwestern South line of the above referenced 7.00 acres, a distance of 259.41 feet to a 1/2 inch iron rod (found) for the Northeast corner of these 5.11 acres, said corner also being on the East line of the 20.00 acres and being on the West line of a called 20.31 acres to Keith McAtree recorded in Document No. 2019-000915 of the Real Records of Van Zandt County, Texas.

THENCE South 00 Deg. 47 Min. 00 Sec. East, along the East line of the 20.00 acres and the West line of the above referenced 20.31 acres, a distance of 882.73 feet to a 1/2 inch iron rod (found) for the Southwest corner of these 5.11 acres, said corner also being the Southeast corner of the 20.00 acres, being the Southwest corner of the 20.31 acres, and being on the North right of way line of Van Zandt County Road No. 2431.

THENCE South 82 Deg. 43 Min. 10 Sec. West, along the South line of the 20.00 acres and the North right of way line of Van Zandt County Road No. 2430, a distance of 216.18 feet to a 1/2 inch iron rod (found) for an angle break on the South line of these 5.11 acres.

THENCE South 89 Deg. 45 Min. 12 Sec. West, continuing along the South line of the 20.00 acres and along the North right of way line of Van Zandt County Road No. 2431, a distance of 39.07 feet to a 1/2 inch iron rod (found) for the Southwest corner of these 5.11 acres and also being the Southwest corner of a called 2.78 acres to Marvin Barthill recorded in Document No. 2019-010247 of the Real Records of Van Zandt County, Texas.

THENCE North 01 Deg. 09 Min. 08 Sec. West, along the West line of the remainder of the 20.00 acres, along the East line of the above referenced 2.78 acres and along the second northwestern East line of the 7.00 acres, a distance of 878.28 feet back to the POINT OF BEGINNING and containing a 5.11 acre tract of land.