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COUNTY CLERK VAN ZANDT CO. TX  
ODP

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 2<sup>nd</sup> day of June, 2015, S F K R, LLC, a Texas limited liability company, executed a Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2015-004739 in the Official Public Records of Van Zandt County, Texas; and

WHEREAS, on the 15<sup>th</sup> day of September, 2016, S F K R, LLC, a Texas limited liability company, executed a Construction Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2016-008398 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 Deeds of Trust; and

WHEREAS, default has occurred in the payment of said indebtednesses, and the same is now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said indebtednesses.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of November, 2018, between 12:00 o'clock p.m. and 3:00 o'clock 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, 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 11<sup>th</sup> day of October, 2018.


  
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KEARBY DICKERSON, Substitute Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701



EXHIBIT "A"

Tract 6 - 714 E. Pyle, Edgewood, Van Zandt County:

BEING a 3.405 acre tract and being all that certain lot, tract or parcel of land situated in the T. J. Shaw Survey, Abstract No. 759, Van Zandt County, Texas, and being all of a called 0.79 acre tract described as Tract I in a Warranty Deed recorded in Volume 1652, Page 428, V.Z.C.R.R and all of a called 2.3951 acre tract described as Tract II in a Warranty Deed recorded in Volume 1652, Page 428, Van Zandt County Real Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said 2.3951 acre tract, in the south right-of-way of Hwy. 80, and the northeast corner of a called 1.31 acre tract described in a deed to Pyle as recorded in Volume 1626, Page 562, V.Z.C.R.R., for a corner;

THENCE South 78 degrees 03 minutes 58 seconds East along the north line of said 2.3951 acre tract, the north line of said 0.79 acre tract, and along the south right-of-way of said Hwy. 80 a distance of 347.57 feet to a 1/2 inch iron rod found at the northeast corner of said 0.79 acre tract, the northwest corner of a called 0.0849 acre tract described in a deed to Edgewood Volunteer Fire Department as recorded in Volume 1013, Page 650, V.Z.C.D.R., for a corner,

THENCE South 37 degrees 05 minutes 56 seconds West along the northeast line of said 0.79 acre tract and along the west line of said 0.0849 a distance of 160.51 feet to a 1/2 inch iron rod set at an angle corner of said 0.79 acre tract, the south corner of said 0.0849 acre tract, and in the west line of a called 1.55 acre tract described in a deed to Edgewood Volunteer Fire Department recorded in Volume 1013, Page 653, V.Z.C.D.R., for a corner;

THENCE South 53 degrees 01 minutes 47 seconds West along the east line of said 0.79 acre tract and the west line of said 1.55 acre tract a distance of 56.15 feet to a point, for a corner;

THENCE South 47 degrees 20 minutes 34 seconds West along the east line of said 0.79 acre tract and the west line of said 1.55 acre tract a distance of 33.97 feet to a point at the southeast corner of said 0.79 acre tract and the west line of said 1.55 acre tract, for a corner;

THENCE South 51 degrees 56 minutes 59 seconds West along the east line of said 2.3951 acre tract and the west line of said 1.55 acre tract a distance of 353.85 feet to a fence corner post at the southeast corner of said 2.3951 acre tract and the southwest corner of said 1.55 acre tract, for a corner;

THENCE North 46 degrees 41 minutes 57 seconds West along the south line of said 2.3951 acre tract a distance of 261.41 feet to a fence corner at the southwest corner of said 2.3951 acre tract and the southeast corner of said 1.31 acre tract, for a corner;

THENCE North 45 degrees 00 minutes 00 seconds East along the west line of said 2.3951 acre tract and the east line of said 1.31 acre tract a distance of 417.89 feet to the POINT OF BEGINNING and containing 3.405 acres of land.

Being a part of the same land in Deed of Trust (With Security Agreement and Assignment of Rents) executed by Shazad Asghar a/k/a Shahzad Asghar and Khawar Asghar, payable to BLX Capital, LLC, recorded in Volume 1828, Page 336, Real Records of Van Zandt County, Texas.

