

Notice of Substitute Trustee's Sale

Date: October 3, 2019
Substitute Trustee: Brian Ford, Brian Burks, Jennifer Kosumsuriya, or AJ Woodall
Mailing: P.O. Box 717
Waxahachie, Ellis County, Texas 75168
Physical: 200 North Elm Street
Waxahachie, Ellis County, Texas 75165

FILED FOR RECORD
2019 OCT 11 PM 2:32
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO.
BY _____ DEP.

Lender: Citizens National Bank of Texas

Note: A certain promissory note executed by Randa Suleiman, in the original principal amount of \$184,000.00, or as thereafter modified, bearing interest as therein specified, payable to Citizens National Bank in Waxahachie, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust:

Date: April 17, 2014
Grantor: Randa Suleiman
Lender: Citizens National Bank of Texas

FILED FOR RECORD
2019 OCT 11 PM 2:32
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

Recording information:

Said Deed of Trust being recorded in the Real Property Records of Van Zandt County, Texas under Instrument No. 2014-003042.

Property: See Exhibit "A".

County: Van Zandt County

Date of Sale (first Tuesday of month): November 5, 2019

Time of Sale: between 1:00 p.m. and 4:00 p.m.

Place of Sale: Van Zandt County Courthouse in the location designated by the Van Zandt County Commissioners.

Lender has appointed Brian Ford, Brian Burks, Jennifer Kosumsuriya or AJ Woodall as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more

separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



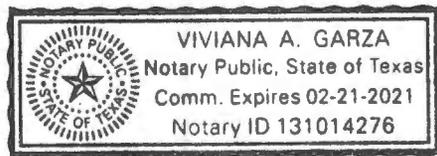
Brian Ford, Brian Burks, Jennifer Kosumsuriya, or AJ Woodall, Substitute Trustee

STATE OF TEXAS §

§

COUNTY OF ELLIS §

This instrument was acknowledged before me on October 3, 2019, by Brian Ford, Substitute Trustee.



Notary Public, State of Texas

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the Thomas J. Shaw Survey, A-759, and being the FIRST, SECOND and THIRD tracts mentioned in Substitute Trustee's Deed from Scott A. Ritcheson, Substitute Trustee, to Agricultural Production Credit Association, F/K/A, Tyler Production Credit Association, by Substitute Trustee's Deed dated September 7, 1993, and recorded in Volume 1291, Page 838, of the Deed Records of Van Zandt County, Texas, and being a part of Block 5, of the Thomas J. Shaw Survey, Abstract No. 759. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found for corner in County Road at the North Corner of the First tract, in the Northwest line of Block 5, South 47 degrees 10 minutes West 260.31 feet from the North corner of same, in the Southeast line of a 111.50 acre tract recorded in Volume 460, Page 366, of the Van Zandt County Deed Records and the West corner of the Gene Jones 5.57 acre tract recorded in Volume 1130, Page 835, of the Van Zandt County Real Records, from whence a 1/2" iron rod found bears South 42 degrees 44 minutes 52 seconds East 28.15 feet;

THENCE SOUTH 42 degrees 44 minutes 52 seconds East 932.44 feet to a 1/2" iron rod found for corner at the East corner of the First tract, the South corner of the Gene Jones 5.57 acre tract and in the Northwest line of the Bobby D. Heddin 10.07 acre tract recorded in Volume 1025, Page 554, of the Van Zandt County Deed records, from whence a 30" Post Oak bears North 56 degrees East 16.60 feet and a 16" Post Oak bears South 3 degrees 30 minutes East 13.35 feet;

THENCE SOUTH 46 degrees 08 minutes 05 seconds West 773.72 feet to a 3/8" iron rod found for corner at the South corner of the Third tract, the East corner of a 5.57 acre tract recorded in Volume 852, Page 625, of the Van Zandt County Deed Records and in the Northwest line of the Larry Ray Newman 4.51 acre tract recorded in Volume 1089, Page 470, of the Van Zandt County Deed Records, from whence a 20" Post Oak bears South 60 degrees East 6.90 feet and a 28" Post Oak bears South 46 degrees West 12.40 feet;

THENCE NORTH 42 degrees 44 minutes 45 seconds West along fence 947.46 feet to corner in County Road at the West corner of the Third tract, the North corner of the said 5.57 acre tract recorded in Volume 852, Page 625, of the Van Zandt County Deed Records and in the Southeast line of a 3.93 acre tract recorded in Volume 1210, Page 830, of the Van Zandt County Real Records, from whence a 1" iron pipe found bears South 42 degrees 44 minutes 45 seconds East 19.88 feet;

THENCE NORTH 47 degrees 14 minutes 49 seconds East along County Road 773.54 feet to the Place of beginning and containing 16.692 acres of land of which 0.427 acre lies in County Road ROW.

Being the same land in Warranty Deed with Vendor's Lien dated July 6, 2007 from John R. Thompson and wife, Donna Kay Thompson to Michael A. McMeens and Elizabeth C. McMeens, husband and wife, recorded in Volume 2248, Page 14, Real Records of Van Zandt County, Texas.