

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THE STATE OF TEXAS
COUNTY OF VAN ZANDT**

**KNOW ALL MEN
BY THESE PRESENTS:**

FILED FOR RECORD
2019 MAR 11 PM 3:14
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

WHEREAS, by Deed of Trust (Tract 59) dated May 23, 2005, Maria Elba Martinez, conveyed to Vivian Morris, as Trustee, the property situated in Van Zandt County, Texas to wit:

All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, out of the Green B. Epperson Survey, Abst. No. 246 and being Tract No. 59, Oak Creek Estates Phase II, a subdivision according to the plat thereof recorded in Plat Book Slide 148A of the Plat Records of Van Zandt County, Texas.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$29,000.00, executed by Maria Elba Martinez and payable to Howard Hyde (herein the "Note"), which such Deed of Trust is recorded in Document 000199600, Deed Records, Vol. 2043, Page 32, of the Deed of Trust Records (Official Public Records) of Van Zandt County, Texas (herein "Deed of Trust"); and by Renewal and Extension of Real Estate Note and Deed of Trust (Tract 59) dated August 3, 2017, executed by Maria Elba Martinez and accepted by Howard Hyde on August 3, 2017; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place and stead of Vivian Morris, the trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and

holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of April, 2019, I will begin to sell the Property at the earliest 10:30 a.m. or not later than three hours after that time at the front (North) steps of the Van Zandt County Courthouse, Canton, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this the 6th day of March, 2019.


RICHARD L. RAY
Substitute Trustee