

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: May 23, 2018

Grantor(s): Jorja Guerra, a married woman and Ryan Augenstein, a single man

Beneficiary: Darren Smith

Substitute Trustee: Drew Gillen

Recording Information: Deed of Trust recorded in Instrument Number 2018-004332, of the Official Public Records of Van Zandt County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All that certain lot, tract or parcel of land situated the Guasaloupe De Taro Survey, Abstract No. 843, Van Zandt County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: March 5, 2019

Time: The sale shall begin no earlier than 10:00 a .m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Van Zandt County Courthouse in Canton, Texas, at the following location: In the area of the Van Zandt County Courthouse designated by the Van Zandt County Commissioner's Court as the area where foreclosure sales take place.

FILED FOR RECORD
 2018 FEB 11 PM 2:55
 SUSAN STRICKLAND
 COUNTY CLERK, VAN ZANDT CO., TX

BY _____
 DE _____

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property “AS IS” without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or

warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

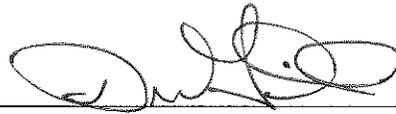
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jorja Guerra, a married woman and Ryan Augenstein, a single man. The deed of trust is dated May 23, 2018, and is recorded in the office of the County Clerk of Van Zandt County, Texas, in Instrument Number 2018-004332, of the Official Public Records of Van Zandt County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the May 21, 2018 promissory note in the original principal amount of \$78,000.00, executed by Jorja Guerra, a married woman and Ryan Augenstein, a single man, and payable to the order of Darren Smith; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Darren Smith is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned 903-581-8600.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: February 8, 2019.



Drew Gillen, Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 581-8600
Fax: (903) 581-8790

EXHIBIT "A"

LEGAL: All that certain lot, tract or parcel of land situated within the Guasaloupe Del Taro Survey, Abstract No. 843, Van Zandt County, Texas, same being that tract of land conveyed to Virgil Hawkins in Volume 1936, Page 107, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a "Stanger" capped steel rod found for the Northerly most corner of said tract;

THENCE South 50 degrees 08 minutes 17 seconds East, 251.11 feet to a "Stanger" capped steel rod found for corner;

THENCE South 46 degrees 33 minutes 25 seconds West, 207.58 feet to a steel fence post found for corner;

THENCE North 50 degrees 08 minutes 45 seconds West, with the Northeast right-of-way of State Highway No. 64, 251.11 feet to a steel fence post found for corner;

THENCE North 46 degrees 33 minutes 25 seconds East, 207.61 feet to the Point of Beginning and containing 1.19 acre of land.