

Notice of Foreclosure Sale

January 15, 2020

FILED FOR RECORD
2020 FEB 10 AM 10:22
COUNTY CLERK, VAN ZANDT CO. TX
DEP.

Deed of Trust ("Deed of Trust"):

Dated: February 1, 2017
Grantor: Jereme Willis Jackson and Tamara Diane Jackson
Trustee: K. Clifford Littlefield
Lender: Vanderbilt Mortgage and Finance, Inc.
Recorded in: Document No. 2017-001211 of the real property records of Van Zandt County, Texas
Legal Description: See Exhibit A
Together with all the improvements now or hereafter erected on the property.
Secures: Promissory Note ("Note") in the original principal amount of \$74,173.67, executed by Jereme Willis Jackson and Tamara Diane Jackson ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Randy Daniel

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, March 3, 2020
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court



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Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vanderbilt Mortgage and Finance, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

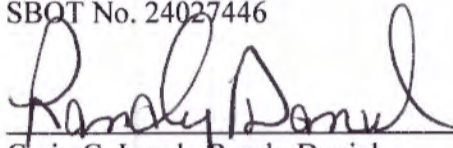
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty,

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 immediately.

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.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446

A handwritten signature in cursive script, appearing to read "Randy Daniel", written over a horizontal line.

Craig C. Lesok, Randy Daniel
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

EXHIBIT "A"

All that certain tract, lot, or parcel of land, a part of the M.G. Curtis Survey A - 190, Van Zandt County, Texas, and also being a part of that certain called 6 acre tract of land described in a deed dated March 28, 1977 from Nancy Golberg Woods, et vir., James B. to Jackie W. King, et ux, Mary Jean that is recorded in Volume 873, Page 296 in the Deed Records of Van Zandt County, Texas, and being more completely described as follows to wit:

COMMENCING at a 1/2 inch iron rod found for corner near a barbed wire fence corner at the N.W.C. of the above mentioned 6 acre tract and at the S.W.C. of the residue of the Nancy Ruth Goldberg called 40 acres -Fifth Tract (Volume 772, Page 407);

THENCE along the N.B.L. of said 6 acres, the S.B.L. of said residue and along said fence as follows:

North 71 degrees 14 minutes 18 seconds East (Bearing Source), for a distance of 382.52 feet, to a 1/2 inch iron rod found for corner;

North 79 degrees 28 minutes 37 seconds East, for a distance of 189.81 feet, to a 1/2 inch iron rod found for corner;

North 80 degrees 07 minutes 25 seconds East, for a distance of 316.52 feet, to a 1/2 inch iron rod found for corner at the POINT OF BEGINNING;

THENCE North 71 degrees 06 minutes 30 seconds East, leaving said fence and continuing along said lines, for a distance of 465.52 feet, to a 60D nail w / a metal washer stamped "STROUD RPLS 6338" set for corner in a barbed wire fence at the N.E.C. of said 6 acres and at the S.E.C. of said residue and in the W.B.L. of the Joanie Mannen Trout called 2.55 acres - Tract C (Doc. No. 2016-007073);

THENCE South 46 degrees 31 minutes 09 seconds West, along the E.B.L. of said 6 acres and the W.B.L. of said 2.55 acres and along said fence, for a distance of 726.44 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner at the S.E.C. of said 6 acres and at the S.W.C. of said 2.55 acres and being in a curve in the north right-of-way line of U.S. Highway No. 80 (70 feet from and at a right angle to the centerline of said highway), as shown according to the State of Texas State Highway Department Right of Way Map - Sheets 5 & 6;

THENCE along the S.B.L. of said 6 acres and along said north right-of-way line and with said curve to the left, which has a Radius of 1502.69 feet, a Delta Angle of 04 degrees 34 minutes 15 seconds, an Arc Length of 119.88 feet and a Chord Bearing and Distance of North 79 degrees 08 minutes 43 seconds West 119.84 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner at the P.T. of said curve at a right-of-way break, from which a concrete right-of-way monument found at the P.C. of a curve to the left (60 feet from and at a right angle to the centerline of said highway) bears N 88 degrees 53 minutes 30 seconds West a distance of 105.01 feet, from which a found concrete right-of-way monument bears South 84 degrees 25 minutes 35 seconds West a distance of 622.33 feet;

EXHIBIT "A" CONTINUED

THENCE across said 6 acres as follows:

North 04 degrees 22 minutes 21 seconds East, for a distance of 96.00 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner;

South 85 degrees 37 minutes 39 seconds East, for a distance of 108.10 feet, to a 1/2 inch iron rod with a pink cap stamped "STROUD RPLS 6338" set for corner;

North 20 degrees 28 minutes 18 seconds East, for a distance of 255.21 feet, to the point of beginning and containing 2.000 acres, more or less.