

Jam Home Solutions, LLC, a Texas limited liability company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED FOR RECORD  
NOV 12 2024  
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

Martin Zuniga Jr.  
Maria Flores Martinez  
300 PR 8715, Ben Wheeler, TX 75754  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7048 29 on 11.11.2024

Martin Zuniga Jr.  
Maria Flores Martinez  
9411 Clear Springs Dr., Desoto, TX 75115  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7048 43 on 11.11.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Martin Zuniga Jr. and Maria Flores Martinez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Van Zandt County, Texas and is recorded under Clerk's File/Instrument Number 2021-014123, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3<sup>rd</sup> day of December, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Van Zandt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, being a part of the E. F. MITCHUSSON SURVEY, Abstract No. 583, and being Tract "B" of SHILOH

ACRES ADDITION, as shown by plat recorded on Glide 2028, Plat Records of Van Zandt County, Texas. SECOND TRACT: An undivided one-ninth (1/9) interest in a 60' private roadway described as follows: Being a 1.90 acre tract of land situated in the E. F. MITCHUSSON SURVEY, Abstract No. 583, of Van Zandt County, Texas, and being a part of a called 110.51 acre tract described in deed from Lonny Humphrey to Herman Neusch as recorded in Volume 1142, page 767, of the Van Zandt County Deed Records, said 1.90 acre tract being further described as follows: BEGINNING at a metal T post found on the Southwest line of F. M. 279 and being South 65 degrees 15 minutes 01 seconds West 648.87 feet and North 40 degrees 23 minutes 31 seconds West 652.85 feet and North 40 degrees 37 minutes 11 seconds West 164.84 feet and North 46 degrees 53 minutes East 1004.10 feet from the Southeast corner of said 110.51 acre tract; THENCE South 46 degrees 53 minutes West 1124.10 feet to an iron rod set at the beginning of a cul-de-sac, which has a central angle of 309 degrees 14 minutes 45 seconds, a radius of 70 feet and a radius point which bears South 72 degrees 15 minutes 37 seconds West 70 feet, and a long chord which bears North 43 degrees 07 minutes West 60 feet; THENCE around said cul-de-sac an arc distance of 377.81 feet to an iron rod at the end of said cul-de-sac; THENCE North 46 degrees 53 minutes East 1124.28 feet to a metal T post found on the South- west line of F.M. 279; THENCE South 42 degrees 56 minutes 26 seconds East along the Southwest line of said high- way 60.00 feet to the point of beginning and containing 1.90 acres of land, more or less. More commonly known as a single family home located at 300 PR 8715, Ben Wheeler TX 75754-6368.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



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Ian Ghrist, Richard Ramsey, Catherine Chesley  
Goodgion, Peggy Zurcher  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136