

NOV 08 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALESUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

WHEREAS, on the 11th day of May, 2018, Connie Odic' executed a Deed of Trust conveying to Julie Stern, as Trustee, the real estate herein described, to secure payment of one certain Promissory Note of even date therewith in the principal sum of \$85,690.00, executed by Connie Odic' payable to First State Bank, Ben Wheeler, Texas, in the payment of a debt therein described, said Deed of Trust being duly recorded as Document Number: 2018-003927, Receipt No. 2018100136, of the Official Public Records of Van Zandt County, Texas, against the following property, among others, more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE FOR ALL PURPOSES.

WHEREAS, the undersigned, along with Rob M. Rhyne, has been appointed Substitute Trustee in place of said original trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

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

NOW, THEREFORE, notice is hereby given that on the 3rd day of December, 2024, Rob M. Rhyne will sell the Property to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m. on said date. The sale will take place on the north steps of the main entrance to the Van Zandt County Courthouse, 121 E. Dallas, Canton, Texas 75103 (in the event of inclement weather, the sale may be moved inside the building), said area having been designated for conducting foreclosure sales in Van Zandt County, Texas, by the Court of the Commissioners.

Witness my hand this 6th day of November, 2024.



Gregory A. Fraser

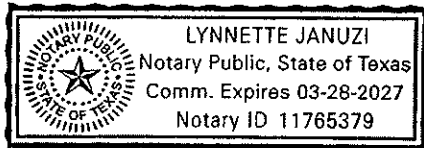
STATE OF TEXAS

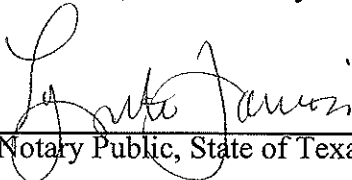
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COUNTY OF SMITH

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. Fraser, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that this person executed the same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 6th day of November, 2024.





Notary Public, State of Texas

EXHIBIT A

Legal Description: Being Lot 13, Block 2 of January Addition No. Four, an addition to the City of Canton, Van Zandt County, Texas, according to the plat thereof recorded in Glide No. 70B, of the Plat Records of Van Zandt County, Texas.