

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 8, 2025

FILE FOR RECORD  
JUL 08 2025

MORTGAGEE: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY  
DEP

MORTGAGEE'S ADDRESS: P.O. Box 13941, Austin, Texas 78711

**(HOME PROGRAM HOMEOWNER REHABILITATION ASSISTANCE PROGRAM) DEED OF TRUST**  
**("DEED OF TRUST"):**

Date: November 01, 2021  
Grantor: **DEAN M. BATES**, a single man (now deceased)  
Trustee: Robert Wilkinson, of Austin, Texas  
Lender: **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**, a public and official agency of the State of Texas  
County: Van Zandt County, Texas  
Recording Info: Deed of Trust dated 11/1/2021, recorded on 11/12/2021 at Document Number 2021-013090 in the real property records of Van Zandt County, Texas (the "Records"),  
Property: That certain property located at 601 N. Livingston, Edgewood, Van Zandt County, Texas 75117, more fully described as being:

All that certain 0.610 of an acre lot, tract, or parcel of land situated in the T.J. SHAW SURVEY, Abstract No. 759, Van Zandt County, Texas. Being a part of Lot 13 and all of Lot 14, Block B, of the HINDMAN ADDITION, an addition to the City of Edgewood, Van Zandt County, Texas, according to the plat thereof recorded in Glide No. 122 A & B of the Plat Records, Van Zandt County, Texas and being a part of a called 1.46 acre tract described in a warranty deed to Charles Prater as recorded in Document No. 2019-008580, of the Official Public Records of Van Zandt County, Texas. Said 0.610 of an acre tract being more particularly described as follows:

COMMENCING at a called 1/2" iron rod found in the Southwest line of Laure Drive (60' R.O.W. per plat) at the East corner of Lot 12 and the North corner of said Lot 13 same being an angle point of said Prater tract;

THENCE: South 46° 14' 51" East, along the Northeast line of said Lot 13, the Southwest line of Laure Drive, and a Northeast line of said Prater tract, a distance of 9.94 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the POINT OF BEGINNING:

THENCE South 46° 14' 51" East (Directional Control Line), continuing along the Northeast line of said Lot 13, the Southwest line of Laure Drive, and a Northeast line of said Prater tract, a distance of 89.79 feet to a called 1/2" iron rod found for an

angle point of the hereon described tract same being the common North corner of Lot 13 and 14 being an angle point of said Prater tract;

THENCE: South 46° 07' 50" East, along the Northeast line of Lot 14 and continuing along a Northeast line of said Prater tract and the Southwest line of Laure Drive, a distance of 99.86 feet to a called 1/2" iron rod found for the East corner of the hereon described tract same being the East corner of said Lot 14 and Prater tract;

THENCE: South 42° 53' 03" West, along the Southeast line of said Lot 14, the most Easterly Southeast line of said Prater tract, and the Northwest line of Livingston Street, a distance of 140.27 feet to a 3/8" iron rod found for the South corner of the hereon described tract same being the most Easterly South corner of said Prater tract and the South corner of said Lot 14;

THENCE: North 46° 07' 50" West, along the Southwest line of said Lot 14 and the most Easterly Southwest line of said Prater tract, a distance of 99.52 feet to a called 1/2" iron rod found for an angle point of the hereon described tract same being the common corner between Lots 1, 2, 13, and 14 and being an interior ell corner of said Prater tract;

THENCE: North 46° 03' 43" West, along the Southwest line of said Lot 13, severing across and through said Prater tract, a distance of 90.12 feet to a 1/2" capped iron rod set stamped "BISON CREEK" in said Southwest line for the West corner of the hereon described tract;

THENCE: North 42° 52' 50" East, continuing across and through said Prater tract, a distance of 139.98 feet to the POINT OF BEGINNING and containing 0.610 of an acre of land, including all personal property secured by the security agreement included in the Deed of Trust.

Said Deed of Trust being in renewal and extension of the unpaid principal balance from that certain (HOME Program Homeowner Rehabilitation Assistance Program) Mechanic's Lien Contract recorded at Document Number 2021-013088 of the Official Records, securing (HOME Program Homeowner Rehabilitation Assistance Program) Mechanic's Lien Note of even date therewith, as transferred to TDHCA by the City of Edgewood, a political subdivision of the State of Texas, via a Transfer of Lien of even date therewith, recorded at Document Number 2021-013089 of the Official Records

**(HOME PROGRAM HOMEOWNER REHABILITATION ASSISTANCE PROGRAM) PROMISSORY NOTE DEFERRED FORGIVABLE ("NOTE"):**

Date:	November 01, 2021
Amount:	\$100,000.00
Borrower:	<b>DEAN M. BATES</b> , a single man (now deceased)
Lender:	<b>TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS</b> , a public and official agency of the State of Texas

**SUBSTITUTE TRUSTEE:**

JIM MILLS, GEORGE HAWTHORNE, SUSAN MILLS,  
ANDREW MILLS-MIDDLEBROOK, ED HENDERSON, SHARON  
HOBBS, TONY HULSEY

**MAILING ADDRESS:**

P.O. Box 9932  
Austin, Texas 78766

**DATE OF SALE OF PROPERTY:**

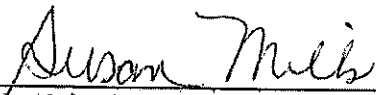
August 5, 2025

**EARLIEST TIME OF SALE OF PROPERTY:** The earliest time at which the sale will occur is 10 o'clock a.m. and the sale shall occur no later than three hours after that time.

**PLACE OF SALE OF PROPERTY:** Area designated by the County Commissioner's Court, to wit: steps on the north side of the Van Zandt County Courthouse, located at 121 East Dallas Street, Canton, TX 75103, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Mortgagee has appointed Substitute Trustee as Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale of Property, and because of default in performance of the obligations of the deed of trust, Substitute Trustee will offer the Property for sale by public auction to the highest bidder for cash, "AS IS", at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

  
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Susan Mills, Substitute Trustee