

JUL 10 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

## NOTICE OF FORECLOSURE SALE

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.

1. *Property to Be Sold.* The property to be sold is described as follows: Being Lot 1 and part of Lot 2, T.T. HAVINS SURVEY, A-364, Canton, Van Zandt County, Texas and being more particularly described in the attached EXHIBIT "A".
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated June 21, 2007, and recorded on January 7, 2008 in Document No. 2008-000082, real property records of Van Zandt County, Texas.
3. *Date, Time and Place of Sale.* The sale is scheduled to be held as the following date, time and place:  
 Date: 08/05/2025  
 Time: 10:00 a.m.  
 Place: Van Zandt County, Texas at the following location: 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.
4. *Terms of the Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.
5. *Obligations Secured.* The Deed of Trust executed by S.G. SHERWOOD, provides that it secures the payment of the indebtedness in the original principal amount of \$50,000.00 and obligations therein described including but not limited to (a) the Note and Deed of Trust; and (b) all renewals and extensions of the Note. TRILEVEL INVESTMENT GROUP, LLC is the current holder of the Note and mortgagee of the Deed of Trust, and its address is: 747 N. Britain Rd., Irving, TX 75061.
6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Section 51.0076, the undersigned attorney for TRILEVEL INVESTMENT GROUP, LLC has named and appointed, and by these presents does name and appoint Sandy Dasigenis and Randy Daniel as Substitute Trustees authorized to act under and by virtue of said Deed of Trust. The mailing address and telephone number of said Substitute Trustees is: 10406 Rockley Road, Houston, TX 77099; (281) 561-5038.

**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.**

*Mark Cronenwett*

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## Certificate of Posting

I am Randy Daniel whose address is 14800 Lamar Blvd. I declare under penalty of perjury that on 7-10-08, I filed this Notice of Foreclosure Sale at the office of the Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioner Court.



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### EXHIBIT "A"

All that certain lot, tract or parcel of land situate in Van Zandt County, State of Texas, on the T. T. HAVINS SURVEY, A-364 and being all of the called 2.416 acre Tract 1, and all of the called 2.517 acre Tract 2 conveyed to James H. Fuller and wife, Doylena Fuller, by James Sorrells Vance and Karen Diana Roebuck, Sole Heirs of Lelan S. Vance and Marie Vance, deceased, by Warranty Deed with Vendor's Lien dated November 18, 1993, and recorded in Volume 1297, Page 971 of the Van Zandt County Real Records. Said lot, tract or parcel of land more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northeast corner of the called 2.416 acre Tract 1, in the West line of the Odell Brown 26.00 acre second tract recorded in Volume 468, Page 180 of the Van Zandt County Deed Records, and at the Southeast corner of the Kenneth Burkham 3.851 acre second tract recorded in Volume 1108, Page 939, of the Van Zandt County Real Records;

THENCE SOUTH 05 degrees 41 minutes 40 seconds West 760.00 feet to a 1/2" galvanized boat spike set for corner in the center line of County Road No. 2520 and at the Southeast corner of the called 2.517 acre Tract 2, from WHENCE a 1/2" iron rod found in the North right-of-way line of the said county road bears North 05 degrees 41 minutes 40 seconds East 32.47 feet;

THENCE NORTH 84 degrees 22 minutes 48 seconds West along County Road No. 2520, 200.00 feet to a 1/2" galvanized boat spike set for corner at the Southwest corner of the called 2.517 acre Tract 2, from WHENCE a 3/8" iron rod set at fence corner bears North 34 degrees 42 minutes 41 seconds East 39.68 feet;

THENCE NORTH 05 degrees 41 minutes 40 seconds East along the West line of the called 2.517 acre Tract 2, 300.00 feet to a 5/8" iron rod set for corner at the P.C. of a curve to the left;

THENCE along said curve to the left, having a central angle of 30 degrees 08 minutes 30 seconds, a radius of 185.67 feet, a long chord of North 09 degrees 22 minutes 38 seconds West 96.36 feet, an arc length of 97.68 feet to a 5/8" iron rod set for corner at the P.T. of said curve;

THENCE NORTH 24 degrees 26 minutes 56 seconds West 176.75 feet to a 5/8" iron rod set for corner at the P.C. of a curve to the left;

THENCE along said curve to the left, having a central angle of 37 degrees 06 minutes 30 seconds, a radius of 207.36 feet, a long chord of North 38 degrees 00 minutes 21 seconds West 97.21 feet, an arc length of 98.13 feet to a 5/8" iron rod set for corner at the P.T. of said curve;

THENCE NORTH 31 degrees 33 minutes 46 seconds West along the West line of the called 2.416 acre Tract 1, 262.11 feet to a 3/8" iron rod set for corner at the Northwest corner of the said 2.416 acre Tract 2, and at the Southwest corner of the said Kenneth Burkham 3.851 acre second tract;

THENCE SOUTH 84 degrees 30 minutes 28 seconds East along the North line of the called 2.416 acre Tract 1, and the South line of the said Kenneth Burkham 3.851 acre second tract, 601.50 feet to the PLACE OF BEGINNING and containing 4.933 acres of land.

### SAVE AND EXCEPT THE FOLLOWING 1.00 ACRE OF LAND

BEING 1.00 acre of land situated in the T. T. Havins Survey, Abstract No. 364, Van Zandt County, Texas, being a part of Lot 36 of Timber Lake Estates, an unrecorded subdivision, and being a part of that certain "Tract 2", called 2.517 acres, described in a Warranty Deed with Vendor's Lien, dated November 18, 1993, from James Sorrells Vance and Karen Diana Roebuck to James H. Fuller and wife, Doylena Fuller, recorded in Volume 1297, Page 971 of the Real Records of Van Zandt County, Texas. Said 1.00 acre of land being more particularly described by metes and bounds as follows:

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**BEGINNING** at a boat spike (found) for corner at the recognized Southeast corner of the above referenced 2.517 acre tract, at the Southwest corner of that certain "Tract One", called 39.956 acres, described in a Warranty Deed with Vendors Lien from Deborah Sue Hurdle to Lamar Darr and wife, Jean Darr, recorded in Volume 1525, Page 941 of the Real Records of Van Zandt County, Texas, and being located in the roadway of County Road No. 2120, from which a 1/2 inch iron rod (found) and used for reference bears North 05 deg. 52 min. 26 sec. East, a distance of 32.44 feet;

**THENCE:** North 86 deg. 17 min. 40 sec. West, with the South line of said 2.517 acre tract and with the roadway of County Road No. 2117, a distance of 199.69 feet to a 60d nail (found) for corner at the Southwest corner of said 2.517 acre tract and at the Southeast corner of that certain called 2.589 acre tract described in a Warranty Deed from Shelton Fred Crenshaw to W. C. Vance, recorded in Volume 896, Page 358 of the Deed Records of Van Zandt County, Texas;

**THENCE:** North 03 deg. 47 min. 45 sec. East, with the West line of said 2.517 acre tract, with the East line of said 2.589 acre tract, and with the roadway of County Road No. 2117, a distance of 213.98 feet to a point for corner in same, from which a 1/2 inch iron rod (set) for reference bears South 86 deg. 17 min. 40 sec. East, a distance of 30.00 feet;

**THENCE:** South 86 deg. 17 min. 40 sec. East, departing from said county road and across said 2.517 acre tract, a distance of 207.46 feet to a 1/2 inch iron rod (set) for corner in the recognized East line of said 2.517 acre tract and in the West line of the above mentioned 39.956 acre tract;

**THENCE:** South 05 deg. 52 min. 26 sec. West (Bearing Base, per Vol. 1525, Pg. 941, R.P.V.Z.C.T.), with the recognized East line of said 2.517 acre tract, and with the West line of said 39.956 acre tract, a distance of 214.13 feet back to the **PLACE OF**

**BEGINNING**, and containing 1.00 acre of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of MARK D. BRYANT, SR., R.P.L.S. #4360, dated July 16, 2003.

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