

SEP 15 2025

NOTICE OF FORECLOSURE SALESUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: October 7, 2025

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: VAN ZANDT County, on the steps to the north entrance of the Van Zandt County Courthouse, Canton, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.
3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The 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 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. 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 51.0075(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. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.
4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.
5. 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. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

EXHIBIT "A"

FIRST TRACT

FIELD NOTE DESCRIPTION FOR A 1.013-ACRE TRACT BEING LOCATED IN THE S. BELL SURVEY, ABSTRACT NO. 46, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF A TRACT CALLED ONE-ACRE TRACT (FIRST TRACT) AS DESCRIBED AND RECORDED IN DEED VOLUME 1443, PAGE 838 OF THE DEED RECORDS OF VAN ZANDT COUNTY TEXAS, CONVEYED TO NICHOLAS HAWKINS AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2018-007575 OF THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 1.013 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF CALLED 23.99-ACRE TRACT CONVEYED TO JERRY DALE HANCE AS DESCRIBED AND RECORDED IN VOLUME 1192, PAGE 51, BEING ON THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 17;

THENCE NORTH 20 DEG. 16 MIN. 14 SEC. WEST WITH THE EAST LINE OF SAID 23.99-ACRE TRACT A DISTANCE OF 194.64 FEET TO A FENCE CORNER FOUND FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING AN ELL CORNER OF SAID 23.99 ACRE TRACT;

THENCE NORTH 62 DEG. 14 MIN. 49 SEC. EAST WITH THE SOUTH LINE OF SAID 23.99-ACRE TRACT A DISTANCE OF 210.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 27 DEG. 45 MIN. 11 SEC. EAST A DISTANCE OF 194.79 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, BEING ON THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 17;

THENCE WITH NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 17 A CURVE TURNING TO THE RIGHT AN ARC DISTANCE OF 235.78', DELTA - 11 DEG. 54 MIN. 07 SEC., RADIUS = 1,135.03', CHORD- SOUTH 62 DEG. 41 MIN. 14 SEC. WEST, - 235.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.013 ACRES OF LAND, MORE OR LESS.

SECOND TRACT

FIELD NOTE DESCRIPTION FOR A 5.917-ACRE TRACT BEING LOCATED IN THE S. BELL SURVEY, ABSTRACT NO. 46, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF A TRACT (SECOND TRACT) AS DESCRIBED AND RECORDED IN DEED VOLUME 1443, PAGE 838 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, CONVEYED TO NICHOLAS HAWKINS AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2018-007575

OF THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 5.917-ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

BEGINNING AT A TIRE TOOL FOUND FOR AN ELL CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE EASTERLY SOUTHEAST CORNER OF A CALLED 23.99-ACRE TRACT CONVEYED TO JERRY DALE HANCE AS DESCRIBED AND RECORDED IN VOLUME 1192, PAGE 51;

THENCE NORTH 01 DEG. 40 MIN. 22 SEC. WEST WITH THE EAST LINE OF SAID 23.99-ACRE TRACT A DISTANCE OF 1,200.95 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHERLY NORTHEAST CORNER OF SAID 23.99-ACRE TRACT;

THENCE NORTH 88 DEG. 29 MIN. 34 SEC. EAST ALONG WITH A FENCE A DISTANCE OF 184.90 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 13-ACRE TRACT CONVEYED TO ROBERT LORD AND JOY LORD AS DESCRIBED AND RECORDED IN VOLUME 2195, PAGE 145;

THENCE SOUTH 01 DEG. 01 MIN. 40 SEC. EAST A DISTANCE OF 1,265.55 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT BEING ON THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 17;

THENCE WITH THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 17A CURVE TURNING TO THE RIGHT AN ARC DISTANCE OF 281.54', DELTA= 14 DEG. 12 MIN. 43 SEC., RADIUS = 1,135.02', CHORD= SOUTH 49 DEG. 37 MIN. 49 SEC. WEST, - 280.81 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED ONE ACRE TRACT (FIRST TRACT) CONVEYED TO NICHOLAS HAWKINS AS DESCRIBED AND RECORDED IN VOLUME 1443, PAGE 838;

THENCE NORTH 27 DEG. 45 MIN. 11 SEC. WEST WITH THE EAST LINE OF SAID ONE-ACRE TRACT A DISTANCE OF 194.79 FEET TO A 1/2" IRON ROD SET FOR THE WESTERLY NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID ONE ACRE TRACT, BEING ON THE SOUTH LINE OF SAID 23.99 ACRE TRACT;

THENCE NORTH 62 DEG. 14 MIN. 49 SEC. EAST WITH THE SOUTH LINE OF SAID 23.59-ACRE TRACT OF DISTANCE OF 149.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.917 ACRES OF LAND, MORE OR LESS.