

FILE FOR RECORD

SEP 16 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
TX _____ DEP

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

Juan Jose Cristobal Miranda Soto
1239 VZ CR 2623, Wills Point, TX 75169
Sent via first class mail and CMRR # 9489 0178 9820 3039 9580 95 on 09.16.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Juan Jose Cristobal Miranda Soto and 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 2022-009902, 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 7th day of October, 2025

Time: The sale shall begin no earlier than 01:00 P.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:

Field Note description for a 0.997 acre tract being located in the JOHN WELCH Survey, Abstract No.894, Van Zandt County, Texas, and being all of the residue of a called 11.2298 acre tract of land described and recorded in Volume 960, Page 330 of the Deed Records of Van Zandt County, Texas, said 0.997 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 60D Nail found in the driving surface of County Road No. 2623 for the Northwest corner of herein described tract, being the Northeast corner of a called 1.0 acre tract of land conveyed to Margis Ann Clark as described and recorded in Document Number 2010.-006837 of the Official Public Records of Van Zandt County, Texas, from which a 1/2" Iron Rod found for reference bears South 01 deg. 27 min. 13 sec. East 29.56 feet. THENCE North 88 deg. 17 min. 37 sec. East along said road a distance of 210.06 feet to a 60D Nail found for the Northeast corner of herein described tract, being the Northwest corner of a called 7,000 acre tract of land conveyed to Lynn Lacey Whitlow as described and recorded in Document Number 2021-013694 of the Official Public Records of Van Zandt County, Texas; THENCE South 00 deg. 37 min. 02 sec. East along the West