

AUG 12 2025

24-04183
401- 403 VZ CR 2301, CANTON, TX 75103

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

See Exhibit "A"

Security Instrument: Deed of Trust dated October 14, 2021 and recorded on October 15, 2021 at Instrument Number 2021-011999 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

Sale Information: October 7, 2025, at 11:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by LESLIE STEMMONS HARBISON secures the repayment of a Note dated October 14, 2021 in the amount of \$548,250.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppel, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4849983

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Randy Daniel

Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers,
Shawn Schiller, Darla Boettcher, Lisa Bruno, Angie
Uelton, Conrad Wallace, Tonya Washington, Misty
McMillan, Tionna Hadnot, Auction.com LLC, Randy
Daniel, Cindy Daniel, Jim O'Bryant||Randy Daniel
ServiceLink ASAP

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, *Randy Daniel*, declare under penalty of perjury that on the 12 day of August, 2005 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Tract 1:

All that certain lot, tract or parcel of land situated in the JAMES DENMAN SURVEY, Abstract No. 197, Van Zandt County, Texas, same being part of a called 32.48 acre tract as found in Warranty Deed dated February 8, 2016, from Kati Reed and Robert Reed to Jack Mewbourn and Kathie Mewbourn as found recorded in Document No. 2016-001345 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point in the recognized Southwest survey line of said Denman Survey, and near the center of County Road 2302 for the most Southerly South corner of said Mewbourn's 32.48 acre tract, from which a 1/2" iron rod was found and used for a reference bears North 45 deg. 50 min. 36 sec. East 17.52 feet;

THENCE: North 44 deg. 12 min. 07 sec. West 1568.31 feet with the recognized Southwest survey line of said Denman Survey, with a line which runs near the center of County Road 2302, and with the Southwest line of said Mewbourn's 32.48 acre tract to a point within County Road 2301 for the most Westerly West corner of said Mewbourn's 32.48 acre tract, same being the most Easterly South corner of a called 26.02 acre tract now or formerly owned by Jack and Kathie Mewbourn (Volume 1534, Page 301, Real Records), from which a steel fence corner post was found and used for a reference bears South 64 deg. 18 min. 36 sec. East 53.68 feet;

THENCE: North 51 deg. 21 min. 17 sec. East 273.60 feet with County Road 2301, a Southeast line of said Mewbourn's 26.02 acre tract, and with a Northwest line of said Mewbourn's 32.48 acre tract to a point for the most Westerly North corner of said Mewbourn's 32.48 acre tract, same being the West corner of a called 21.50 acre tract now or formerly owned by Johnny and Amy Brewer (Volume 1515, Page 430, Real Records), from which a steel fence corner post was found and used for a reference bears South 43 deg. 31 min. 20 sec. East 42.77 feet;

THENCE: South 43 deg. 23 min. 46 sec. East 987.92 feet with a Northeast line of said Mewbourn's 32.48 acre tract, and with a Southwest line of said Brewer's 21.50 acre tract to a steel fence corner post found and used for the South corner of said Brewer's 21.50 acre tract, same being an inner-ell corner of said Mewbourn's 32.48 acre tract;

THENCE: North 45 deg. 05 min. 31 sec. East 956.51 feet with a Northwest line of said Mewbourn's 32.48 acre tract, and with the Southeast line of said Brewer's 21.50 acre tract to a steel fence corner post found and used for the East corner of said Brewer's 21.50 acre tract, same being the South corner of a called 20.52 acre tract, known as Tract One, now or formerly owned by Jack and Kathie Mewbourn (Document No. 2016-001346, Real Records);

THENCE: North 45 deg. 07 min. 23 sec. East 737.33 feet with a Northwest line of said Mewbourn's 32.48 acre tract, and with a Southeast line of said Mewbourn's 20.52 acre tract to a 4/2" iron rod set for the most Northerly North corner of this;

THENCE: South 43 deg. 43 min. 18 sec. East 576.03 feet to a point in the Southeast line of said Mewbourn's 32.48 acre tract, and in the Northwest line of a called 19.69 acre tract now or formerly owned by Amber Michelle Cervantes (Document No. 2018-000501, Real Records) for the most Easterly East corner of this, from which a 1/2" iron rod was set for a reference bears South 43 deg. 43 min. 18 sec. East 0.23 feet;

THENCE: South 45 deg. 50 min. 36 sec. West 1947.31 feet with the Southeast line of said Mewbourn's 32.48 acre tract, and with the Northwest line of said Cervantes 19.69 acre tract to the PLACE OF BEGINNING, containing 31.33 acres of land.

Tract 2:

All that certain lot, tract, or parcel of land situated in the JAMES DENMAN SURVEY A-197, Van Zandt County, Texas, same being part of a called 21.50 acre tract as found in Warranty Deed dated May 27, 1999 from H. B. Etheridge to Johnny Brewer and Amy Brewer as found recorded in Vol. 1515, Page 430 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point within the right-of-way of County Road 2301 for the West corner of said 21.50 acre tract, same being the West corner of this, from which a 1/2" iron rod was found for a reference bears South 43 deg. 28 min. 04 sec. East 41.66 feet;

THENCE: North 46 deg. 00 min. 00 sec. East 475.98 feet with said road, and with the Northwest line of said 21.50 acre tract to a point for the North corner of this, from which a 1/2" Iron Rod was found for a reference bears South 43 deg. 28 min. 04 sec. East 39.00 feet;

THENCE: South 43 deg. 28 min. 04 sec. East 979.69 feet to a 1/2" iron rod found in the Southeast line of said 21.50 acre tract for the East corner of this;

THENCE: South 45 deg. 00 min. 00 sec. West 476.13 feet to a 1/2" Iron rod found at the South corner of said 21.50 acre tract for the South corner of this;

THENCE: North 43 deg. 28 min. 04 sec. West 988.00 feet with the Southwest line of said 21.50 acre tract to the PLACE OF BEGINNING containing 10.75 acres of land.

Tract 3:

All that certain lot, tract, or parcel of land situated in the JAMES DENMAN SURVEY A-197, Van Zandt County, Texas, same being part of a called 21.50 acre tract as found in Warranty Deed dated May 27, 1999 from H. B. Etheridge to Johnny Brewer and Amy Brewer as found recorded in Vol. 1515, Page 430 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point within the right-of-way of County Road 2301, and in the Northwest line of said 21.50 acre tract for the West corner of this, from which a 1/2" iron rod was set for a reference bears South 43 deg. 28 min. 04 sec. East 39.00 feet, said beginning point being North 46 deg. 00 min. 00 sec. East 475.98 feet from the West corner of said 21.50 acre tract;

THENCE: North 46 deg. 00 min. 00 sec. East 480.05 feet with said road, and with the Northwest line of said 21.50 acre tract to a point for the North corner of said 21.50 acre tract, same being the North corner of this, from which a 1/2" Iron rod was found for a reference bears South 43 deg. 28 min. 04 sec. East 36.21 feet;

THENCE: South 43 deg. 28 min. 04 sec. East 971.31 feet with the Northeast line of said 21.50 acre tract to a 1/2" iron rod found at the East corner of said 21.50 acre tract for the East corner of this;

THENCE: South 45 deg. 00 min. 00 sec. West 480.20 feet with the Southeast line of said 21.50 acre tract to a 1/2" iron rod set for the South corner of this;

THENCE: North 43 deg. 28 min. 04 sec. West 979.69 feet to the PLACE OF BEGINNING containing 10.75 acres of land,