

MAY 13 2025

25-01963
494 E PENNSYLVANIA AVE, VAN, TX 75790

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 July 30, 2021 and recorded on August 2, 2021 at Instrument Number 2021-008970 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

Sale Information: July 1, 2025, at 10:00 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 JUDSON J THOMAS AND AMANDA D THOMAS secures the repayment of a Note dated July 30, 2021 in the amount of \$295,000.00. MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, 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.



4843008

Mary Company

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

Randy Daniel
Substitute Trustee(s): Randy Daniel

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 13 day of May, 2023 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).

THOMAS
 Loan Number: 400221103882725
 MIN:100350291038827258
 Case Number: 49-49-6-1577113

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J. WALLING SURVEY, ABSTRACT NO. 891, CITY OF VAN, VAN ZANDT COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 1.812 ACRE TRACT OF LAND DESCRIBED IN DEED TO AYERS ENTERPRISES, INC., RECORDED IN DOCUMENT NO. 2013-009383 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS (DRVZCT). SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND IN THE SOUTH LINE OF EAST PENNSYLVANIA, THE NORTHEAST CORNER OF THE MARK A. AND LORI THOMPSON 0.594 ACRES RECORDED IN DOCUMENT #2017-010393 OF THE DRVZCT, BEING THE MOST NORTHERN NORTHWEST CORNER OF THIS TRACT;

THENCE, N 88°31'18" E, 59.00 FEET ALONG THE SOUTH LINE OF EAST PENNSYLVANIA, BEING THE NORTH LINE OF THIS TRACT, TO AN "X" MARK CUT IN CONCRETE AT THE NORTHWEST CORNER OF THE NELMA JONES 0.573 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 944, PAGE 381 OF THE DRVZCT, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON LINES OF JONES TRACT AND THIS TRACT AS FOLLOWS: S 01°53'56" E, 194.05 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED #4207; N 88°51'15" E 1.00 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED #4207 AT THE NORTHEAST CORNER OF THE UNION OIL CO OF CALIFORNIA 0.87 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 1016, PAGE 805 OF THE DRVZCT, BEING THE MOST EASTERN NORTHEAST CORNER OF THIS TRACT;

THENCE, S 02°31'55" E, 347.70 FEET ALONG THE COMMON LINE OF THE UNION OIL CO OF CALIFORNIA TRACT AND THIS TRACT, PASSING THE NORTHWEST CORNER OF THE SANDY CARTER CURREY 1.68 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN DOCUMENT #2017-009051 OF THE DRVZCT, TO A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE LIVING WATERS FINANCIAL GROUP 0.334 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN DOCUMENT #2009-008946 OF THE DRVZCT, BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 86°59'47" W, 191.60 FEET ALONG THE COMMON LINE OF THE LIVING WATERS FINANCIAL GROUP TRACT AND THIS TRACT, PASSING THE NORTHEAST CORNER OF THE VELTON D. TANKERSLEY 0.33 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 1953, PAGE 507 OF THE DRVZCT, TO A 1" IRON PIPE FOUND IN THE EAST LINE OF THE JOAN MCCLELLAN 1.520 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE TRACT;

THENCE, N 02°52'20" W, 353.02 FEET ALONG THE COMMON LINE OF MCCLELLAN TRACT AND THIS TRACT, PASSING THE SOUTHEAST CORNER OF THE LISA G HERNANDEZ AND GLENDA WAVRUSA 0.690 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN DOCUMENT #2012-004109 OF THE DRVZCT, TO A FENCE CORNER FOUND IN THE EAST LINE OF THE DILLIAN AND BRANDI MONK 0.859 ACRE TRACT AS

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DESCRIBED IN DEED RECORDED IN DOCUMENT #2017-008240 OF THE DRVZCT, THE WEST LINE OF THE THOMPSON TRACT, BEING THE MOST WESTERN NORTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE OF THE THOMPSON TRACT AND THIS TRACT AS FOLLOWS; N 88°21'44" E, 133.87 FEET TO A 1/2" IRON ROD FOUND; N 01°56'24" W (CONTROL LINE), 193.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.81 ACRES OF LAND MORE OR LESS.

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