

NOTICE OF TRUSTEE'S SALE

NOV 22 2024

THE STATE OF TEXAS §**COUNTY OF VAN ZANDT §**SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP**Date:** November 22, 2024**Deed of Trust:****Date:** October 4, 2018**Grantors:** Jose Santos Castillo Chicas and Yudith Castillo**Beneficiary:** Runaway Ranches Ltd.**Recorded in:** Instrument # 2018-009597, Real Property Records, Van Zandt County Texas.**Property:** (INCLUDING ANY IMPROVEMENTS): Lot seven, "7" in Runaway Ranch, Van Zandt County, Texas, according to plat thereof recorded in Plat Recording Document # 2017-005153, Plat Records of Van Zandt County, Texas.**Date of Sale:** January 7, 2025**Time of Sale:** The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.**Place of sale of Property:** Van Zandt County Courthouse, Canton Texas.

121 E. Dallas, Canton, Texas 75103

Designated Area: The north steps of the main entrance to the Courthouse and more particularly described above.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Trustee – Kenneth Lane

For more information:**Runaway Ranches, Ltd.****P. O. Box 425****Terrell, TX 75160****817-583-1799**