

FILE FOR RECORD
FEB 05 2025

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SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Ladd Vien

Deed of Trust: Date: September 21, 2023

Grantor: TRISTAN FREEMAN

Lender: Ladd Vien

Recording information: Said Deed of trust being recorded in the Real Property Records of Van Zandt County,

Property: Exhibit A.

Van Zandt County

Date of Sale (first Tuesday of month): March 4, 2025

between 10:00 A.m. and 4:00 p.m.

Van Zandt County Courthouse

Lender has appointed Glynn Lowrie as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

The Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Glynn Lowrie
Trustee/Glynn Lowrie

or

This instrument was acknowledged before me on February 4, 2025, by Glynn Lowrie, Trustee

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Notary Public, State of Texas

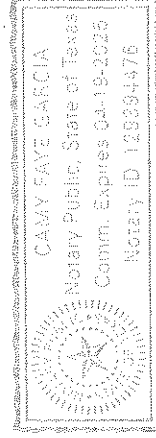


EXHIBIT "A"
Property Description

Closing Date: September 21, 2023
Buyer(s): Tristan Freeman
Property Address: 1021 Vz County Road 2141, Canton, TX 75103

PROPERTY DESCRIPTION:

Field Note description for a 1.000 acre tract being located in the W.C. Mason Survey, Abstract No. 558, Van Zandt County, Texas, and being part of a certain called 31.329 acre tract conveyed to 7Seals LLC and C&R Real Estate Investments as described and recorded in Document Number 2023-006930 of the Official Public Records of Van Zandt County, Texas, said 1.000 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 cotton spindle set in or near the center of County Road No. 2141 for the Northwest corner of herein described tract, same being the Northwest corner of said 31.329 acre tract and being the Northeast corner of a certain called 0.996 acre tract conveyed to Fel Henry Bolton and Marie Pierce as described and recorded in Document Number 2020-011705, from which a 2" pipe found for reference bears South 03 deg. 42 min. 09 sec. West 22.55 feet;

THENCE South 86 deg. 52 min. 25 sec. East with the North line of said 31.329 acre tract and generally with the center of County Road 2141, a distance of 149.51 feet to a cotton spindle set for the Northeast corner of herein described tract, from which a 1/2" iron rod set for reference bears South 03 deg. 42 min. 09 sec. West 29.25 feet;

THENCE South 03 deg. 42 min. 09 sec. West over and across said 31.329 acre tract, a distance of 291.86 feet to a 1/2" iron rod set for the Southeast corner of herein described tract;

THENCE North 86 deg. 43 min. 08 sec. West over and across said 31.329 acre tract, a distance of 149.33 feet to a 1/2" iron rod set in the West line of said 31.329 acre tract for the Southwest corner of herein described tract, same being in the East line of a certain called 3.06 acre tract conveyed to MJ Malone Properties, LLC as described and recorded in Document Number 2022-013378;

THENCE North 03 deg. 35 min. 01 sec. East with the West line of said 31.329 acre tract, the East line of said 3.06 acre tract, and generally along and with a fence, a distance of 82.74 feet to a 1" iron pipe found for an angle break in the West line of herein described tract, same being the Northeast corner of said 3.09 acre tract and the Southeast corner of said 0.996 acre tract;

THENCE North 03 deg. 42 min. 09 sec. East with the West line of said 31.329 acre tract and the East line of said 0.996 acre tract, a distance of 208.71 feet to the POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND, of which approximately 0.100 acres lie within the boundaries of County Road No. 2141.