

MAR 04 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP**Notice of Foreclosure Sale**

April 1, 2025

Deed of Trust-

Dated: July 18, 2022

Grantor: Jackie Waldrop

Substitute Trustee: R. Paul Elliott

Lender: Richard McKay and Caroly Sue McKay

Recorded in: Document No. 2022-008505 of the real property records of Van Zandt County, Texas. See Description attached as Exhibit "A"

Secures: Promissory Note ("Note") in the original principal amount of \$132,500.00, executed by Jackie Waldrop ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.

Place: North Entrance, Van Zandt County Courthouse, Canton, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Richard McKay and Caroly Sue McKay's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Richard McKay and Caroly Sue McKay, the owners and holders of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Richard McKay and Caroly Sue McKay's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Richard McKay and Caroly Sue McKay's rights and remedies under the Deed of Trust and

section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Richard McKay and Caroly Sue McKay pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

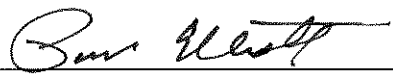
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Richard McKay and Caroly Sue McKay. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



R. Paul Elliott
Attorney for Mortgagee

301 S. Main St.
Canton, TX 75103
Telephone (903) 567-4141
Telecopier (903) 567-6228

Exhibit "A"

Tracts 1 and 2

All those certain lots or parcels of land, TRACT ONE: being Tract 2A of the ROCKY RIDGE ACRES, Van Zandt County, Texas, according to the plat of said addition, as the same appears of record in Glide 265A, of the Plat Records of Van Zandt County, Texas, TRACT TWO: being Tract 3 of the ROCKY RIDGE ACRES, Van Zandt County, Texas, according to the plat of said addition, as the same appears of record in Glide 262B, of the Plat Records of Van Zandt County, Texas.

Tract 3

All that certain lot or parcel of land being Tract 4, of the ROCKY RIDGE ACRES, Van Zandt County, Texas, as the same appears of record in Glide 262B, of the Plat Records of Van Zandt County, Texas.

And the 28' x 56' double-wide manufactured home located thereon and more fully described as Label No. TEX0247807/8, Serial No. PH051411A/B.