

FILE FOR RECORD

MAR 11 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
TX

**Notice of Foreclosure Sale**

February 19, 2025

Deed of Trust ("Deed of Trust"):

Dated: May 30, 2023

Grantor: Juana Leticia Vasquez Vda De Amaya

Trustee: Robert J. Rockett

Lender: Safra Properties Inc

Recorded in: Instrument No. 2023-005475 of the real property records of Van Zandt County, Texas

Legal Description: Lot 3 & 2A of the J Wilburn Survey, A-895, and being more particularly described in the attached Exhibits "A and B" in Van Zandt County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$92,262.37, executed by Juana Leticia Vasquez Vda De Amaya ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok and Randy Daniel

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

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 A.M. and not later than three hours thereafter.

Place: On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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



Safra Properties Inc'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, Safra Properties Inc, the owner and holder 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 Safra Properties Inc's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Safra Properties Inc'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 Safra Properties Inc passes 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 Safra Properties Inc. 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.**

/s/ Craig C. Lesok

Craig C. Lesok  
Attorney for Mortgagee  
SBOT NO. 24027446

A handwritten signature in black ink, appearing to read "Randy Daniel", is written over a horizontal line.

Craig C. Lesok and Randy Daniel  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
Telecopier (817) 882-9993  
E-mail: craig@lesoklaw.com

EXHIBIT A

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EXHIBIT A

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BEING 2.112 acres of land situated in the Joel Wilburn Survey, Abstract 895, Van Zandt County, Texas, and being a part of that certain called 36.9826 acres of land as recorded in Volume 958, Page 369 of the Deed Records of Van Zandt County, Texas, and also being all of that certain called 37.132 acre tract as surveyed and purchased by D. J. Williams in 1984, said 2.112 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for the Northwest corner of this 2.112 acre tract, said point being in the West boundary line of above referenced 37.132 acre tract, said point also being South 00° 27' 24" West, a distance of 473.91 feet from the Northwest corner of said 37.132 acre tract;

THENCE South 87° 44' 31" East, a distance of 548.22 feet to a 1/2" iron rod set for corner;

THENCE South 05° 42' 59" West, a distance of 159.70 feet to a 1/2" iron rod set for corner;

THENCE South 89° 56' 27" West, a distance of 533.33 feet to a 1/2" iron rod set for corner, said point being in the West boundary line of above referenced 37.132 acre tract;

THENCE North 00° 27' 24" East, a distance of 181.06 feet with the West boundary line of above referenced 37.132 acre tract back to the place of beginning and containing 2.112 acres of land.

*Exhibit B*

TYLER, TEXAS 75702  
2017-003850  
214-582-8515

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James E. Wenner  
Registered Public Surveyor  
State of Texas No. 1767

February 9, 1987

Dennis H. Walker  
Registered Public Surveyor  
State of Texas No. 2117

JOEL WILBURN SURVEY, ABSTRACT 895  
VAN ZANDT COUNTY, TEXAS  
#2870

FIELD NOTES FOR 1.000 ACRES OF LAND

BEING 1.000 acres of land situated in the Joel Wilburn Survey, Abstract 895, Van Zandt County, Texas, and being part of that certain called 36.9826 acres of land as recorded in Volume 958, Page 369 of the Deed Records of Van Zandt County, Texas, said 1.000 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner in the West boundary line of the above referenced 36.9826 acre tract, said point being South 00° 27' 24" West, a distance of 394.94 feet from the Northwest corner of said tract;

THENCE South 87° 44' 31" East, a distance of 555.47 feet to a 1/2" iron rod set for corner in the centerline of an oil road;

THENCE South 05° 42' 59" West, a distance of 79.08 feet with said centerline of road to a 1/2" iron rod set for corner;

THENCE North 87° 44' 31" West, a distance of 548.22 feet with the South line of said 1.00 acre tract and the North line of a 2.112 acre tract to a 1/2" iron rod set for corner in the West line of the above mentioned 36.9826 acre tract;

THENCE North 00° 27' 24" East, a distance of 78.97 feet with the West line of the above referenced 36.926 acre tract in the West line of said 1.000 acre tract back to the place of beginning and containing 1.000 acres of land.