

FILE FOR RECORD

MAR 11 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

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COUNTY OF VAN ZANDT

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This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust (as amended, restated, modified, supplemented or assigned, the "Deed of Trust"):

Dated: May 3, 2022

Grantor: EZEDRICK FITZGERALD EVANS and PAMELA EVON EVANS, a married couple

Lender: WHITECO COMMERCIAL FUNDING L.P., a Texas limited partnership

Original Trustee: WHITE PROPERTIES, INC., a Texas corporation

Recorded: May 5, 2022, as Document No. 2022-005359 in the Official Public Records of Van Zandt County, Texas

Secures: Promissory Note dated of even date with the Deed of Trust, in the original principal amount of \$650,000.00, executed by Grantor and payable to the order of Lender (as amended, restated, modified, supplemented or assigned from time to time, the "Note")

Lender's Address: Whiteco Commercial Funding LP
P.O. Box 850172
Mesquite, Texas 75185-0172

Property: The real property described in Exhibit A attached hereto, together with any and all goods, materials, supplies, chattels, furniture, fixtures, equipment and machinery attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part thereof, building materials, equipment, work in process, and other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: James D. Wilson

Foreclosure Sale: (the "**Foreclosure Sale**")

Date: Tuesday, April 1, 2025

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: The steps of the north entrance to the Van Zandt County Courthouse or as designated by the county commissioner's office (or another location as designated for foreclosure sales by the Van Zandt County Commissioners Court pursuant to § 51.002 of the Texas Property Code).

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 Lender's bid may be credited against the outstanding 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 such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust or any related security agreements in accordance with Lender'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 of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this ____ day of _____, 2025.



Randy Daniel or Cindy Daniel or Jim O'Bryant
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: James D. Wilson

STATE OF TEXAS §
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COUNTY OF VAN ZANDT §

I, the undersigned Notary Public, do hereby certify that Randy Daniel or Cindy Daniel or Jim O'Bryant, personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Lender, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the ____ day of _____, 2025.

Notary Public, State of Texas

Commission Expires: _____

Printed Name: _____

Exhibit A: Real Property Description

EXHIBIT A

REAL PROPERTY DESCRIPTION

All that certain, lot, tract or parcel of land situated in Van Zandt County, Texas and being described as LOT THREE (3) of SOUTHPOINT RANCH, a subdivision in Van Zandt County, Texas, according to the plat of same recorded in Glide 306B of the Plat Records of Van Zandt County, Texas.