

DEC 17 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP**Notice of Substitute Trustee Sale**

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.

Instrument to be Foreclosed: Commercial Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents ("Deed of Trust")

Dated: July 25, 2024

Grantor: John Lance Herron

Trustee: Michael J. Schroeder, Esq.

Lender: Hard Money Fast LLC, ISAOA/ATIMA

Recorded in: Document # 2024-006560 of the real property records of Van Zandt County, Texas

Secures: Commercial Promissory Note ("Note") in the original principal amount of \$140,000, executed by John Lance Herron ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property to be Sold:

Being a 5.563 acre tract and being all that certain lot, tract or parcel of land situated in the William Daniel Survey, Abstract No.196, Van Zandt County, Texas, and being all of a called 5.56 acre tract described in Agreed Judgment dated December 6, 1994 in Cause No. 94-79, entitled Ainsworth-Duncan Construction Company, Inc. VS Glen Pool and Stacey Pool in the District Court of Van Zandt County, and being more particularly described as follows:

BEGINNING at a 2" steel pipe found on the East line of County Road No. 1515 at the Southwest corner of said 5.56 acre tract for a corner, said point being on the North line of a called 5.008 acre tract described in a Deed to Block as recorded in Volume 1205 Page 358, V.Z.C.D.R.;

THENCE North 20 deg 31 min 29 sec West along the East line of said road a distance of 330.96 feet to a 2" steel pipe found at the most Western Northwest corner of said 5.56 acre tract for a corner, said point being on the South line of a called 1.81 acre tract described in a Deed to Johnson as recorded in Volume 889 Page 343, V.Z.C.D.R.;

THENCE North 68 deg 31 min 39 sec East along the most Westerly North line of said 5.56 acre tract and along the South line said 1.81 acre tract a distance of 136.44 feet to a 2" steel pipe found for a corner;

THENCE North 69 deg 28 min 11 sec East along the most Westerly North line of said 5.58 acre tract and along the South line said 1.81 acre tract a distance of 95.72 feet to a ½" iron rod found at the southeast corner of said 1.81 acre tract for a corner;

THENCE North 01 deg 44 min 37 sec East along the most Northerly West line of said 5.56 acre tract and along the East line said 1.81 acre tract a distance of 237.59 feet to a ½" iron rod found at the most Northerly Northwest corner of said 5.56 acre tract and the Northeast corner of said 1.81 acre tract for a corner, said point being on the South line of a called 6.65 acre tract described in a Deed to Whitus as recorded in Volume 863 Page 823, V.Z.C.D.R.;

THENCE South 86 deg 35 min 50 sec East a distance of 275.78 feet to a 1" iron pipe found at the Northeast corner of said 5.56 acre tract and the Southeast corner of said 6.65 acre tract for a corner, said point being on the West line of a called 40 acre tract described In a Deed to Smith as recorded in Volume 959 Page 450, V.Z.C.D.R.;

THENCE South 00 deg 14 min 33 sec West a distance of 405.43 feet to a 2" steel pipe found at an inside corner of said 5.56 acre tract and the Southwest corner of said 40 acre tract for a corner;

THENCE North 89 deg 36 min 07 sec East along the South line of said 40 acre tract a distance of 33.38 feet to a 4" steel post found at the most Eastern Northeast corner of said 5.56 acre tract for a corner, said point being at the Northwest corner of a called 4.254 acre tract described in a Deed to Smith as recorded in Volume 1123 Page 838, V.Z.C.R.R.;

THENCE South 00 deg 57 min 23 sec West along the West line of said 4.254 acre tract a distance of 223.89 feet to a 2" steel pipe found at the Southeast corner of said 5.56 acre tract and the Northeast corner of said 5.008 acre tract for a corner;

THENCE North 87 deg 59 min 00 sec West a distance of 411.28 feet to the point of beginning and containing 5.563 acres of land.

Foreclosure Sale:

Date: Tuesday, January 7, 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: Van Zandt County County Courthouse, Texas, 121 East Dallas Street, Canton, TX 75103, the steps of the north entrance to the Van Zandt County Courthouse, or as designated by the County

Commissioners, pursuant to Section 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 Hard Money Fast LLC, ISAOA/ATIMA'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, Hard Money Fast LLC, ISAOA/ATIMA, the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Alexander M. Campbell and/or Elizabeth Wellborn have been appointed Substitute Trustee, and will sell the Property in accordance with the terms set forth in this Notice.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Hard Money Fast LLC, ISAOA/ATIMA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Hard Money Fast LLC, ISAOA/ATIMA'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 Hard Money Fast LLC, ISAOA/ATIMA 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 Hard Money Fast LLC, ISAOA/ATIMA. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

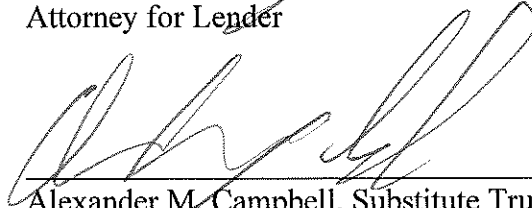
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature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

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.



Alexander M. Campbell
Attorney for Lender



Alexander M. Campbell, Substitute Trustee
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