

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> July 28, 2023	<b>Original Mortgagor/Grantor:</b> DYLAN LANCE BARBEE AND CRYSTAL BARBEE
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INTEGRITY MORTGAGE CORPORATION OF TEXAS, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> PLANET HOME LENDING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2023-007244	<b>Property County:</b> VAN ZANDT
<b>Mortgage Servicer:</b> Planet Home Lending, LLC	<b>Mortgage Servicer's Address:</b> 321 Research Parkway, Meriden, CT 06450

FILED FOR RECORD  
 28 JUL -2 AM 10:56  
 SUSAN STEWART  
 COUNTY CLERK  
 VAN ZANDT  
 COUNTY  
 TEXAS

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$297,000.00, executed by DYLAN LANCE BARBEE and payable to the order of Lender.

**Property Address/Mailing Address:** 160 VZ COUNTY ROAD 2811, MABANK, TX 75147

**Legal Description of Property to be Sold:** BEING A 1.047 ACRE TRACT OF LAND SITUATED IN THE H. H. LOCKRIDGE SURVEY, ABSTRACT NO. 469, VAN ZANDT COUNTY, TEXAS, BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED AS TRACT 1 AND TRACT 2 TO ELLIS PROPERTY GROUP LLC, AS RECORDED IN INSTRUMENT NO. 2022-010706, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

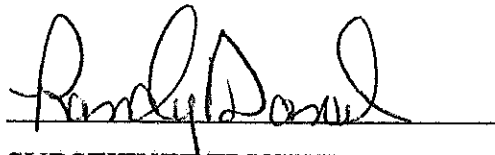
BEGINNING AT A 3/8-INCH IRON ROD FOUND FROM WHICH A FOUND 3/8- INCH IRON ROD FOUND BEARS SOUTH 30° 04' 47" EAST - 2.45 FEET, SAID FIRST MENTIONED IRON ROD BEING THE NORTHWEST CORNER OF SAID TRACT 1, BEING THE INTERSECTION OF THE EAST LINE OF FAR, TO MARKET HIGHWAY NO. 3080 AND THE SOUTH LINE OF VAN ZANDT COUNTY, ROAD NO. 2811;

THENCE SOUTH 87° 21' 09" EAST, A DISTANCE OF 198.65 FEET (DEED - 199.32 FEET) ALONG SAID SOUTH LINE TO A FENCE CORNER AT THE COMMON NORTH CORNER OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TERJU ENTERPRISES, LLC, AS RECORDED IN INSTRUMENT NO. 2016-001129, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 01° 59' 37" WEST, ALONG THE COMMON LINE OF SAID TRACT 1 AND SAID TERJU TRACT, PASSING A 3/8-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID TRACT 1 AND AFORESAID TRACT 2 AT A DISTANCE OF 114.24 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID TRACT 2 AND SAID TERJU TRACT A TOTAL DISTANCE OF 228.80 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID TRACT 2 AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KEVIN M. EHRENBERGER AND SPOUSE, KATHY R.



**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,  
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112