

Notice of Substitute Trustee's Sale

COPY

Date: January 25, 2019

Substitute Trustee: J. BRAD McCAMPBELL

Lender: STEVE ECKART

Note: Real Estate Lien Note dated September 26, 2005 in the amount of ONE HUNDRED SIXTEEN THOUSAND AND NO/100 DOLLARS (\$116,000.00)

Deed of Trust

Date: September 26, 2005

Borrower: JAMES HENRY MOORE

Lender: STEVE ECKART

Recording information: Deed of Trust recorded in Volume 2079, Page 96, Real Property Records of Van Zandt County, Texas. Said Deed of Trust being assigned by instrument dated July 24, 2007, recorded in Volume 2254, Page 600, Real Property Records of Van Zandt County, Texas. Said Deed of Trust further being assigned by instrument dated September 6, 2012, recorded in Document No. 2012-007207, Real Property Records of Van Zandt County, Texas. Said Deed of Trust further being assigned by instrument dated April 21, 2015, recorded in Document No. 2019-000362, Official Public Records of Van Zandt County, Texas; and said lien was transferred on June 15, 2015 and recorded in Document No. 2015-006505, Official Public Records of Van Zandt County, Texas.

FILED FOR RECORD  
2019 JAN 30 PM 3:30  
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT COUNTY, TEXAS

Property: All that certain lot, tract or parcel of land situated in Van Zandt County, Texas. Being 4.695 acres in the J.A. Schnell Survey, Abstract No. 822 and being part of a called 90.263 acre tract described in a deed to Don Gilchrist, et ux Sharon Gilchrist, et al from Lola P. Andee, dated August 21, 2000 and recorded in Volume 1576, Page 601, Real Property Records of Van Zandt County, Texas. Said 4.695 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southeast corner of a called 5.00 acre tract deeded to Dwaine Easley, dated January 13, 2004 and recorded in Volume 1893, Page 116, Real Records of Van Zandt County, Texas. Said point being S. 01 deg. 34 min. 51 sec. W., 456.30 feet from the Northeast corner of said 90.263 acre tract;

THENCE S. 01 deg. 34 min. 16 sec. W. with the East line of 90.263 acre tract, 414.96 feet to a 1/2" iron rod found for corner;

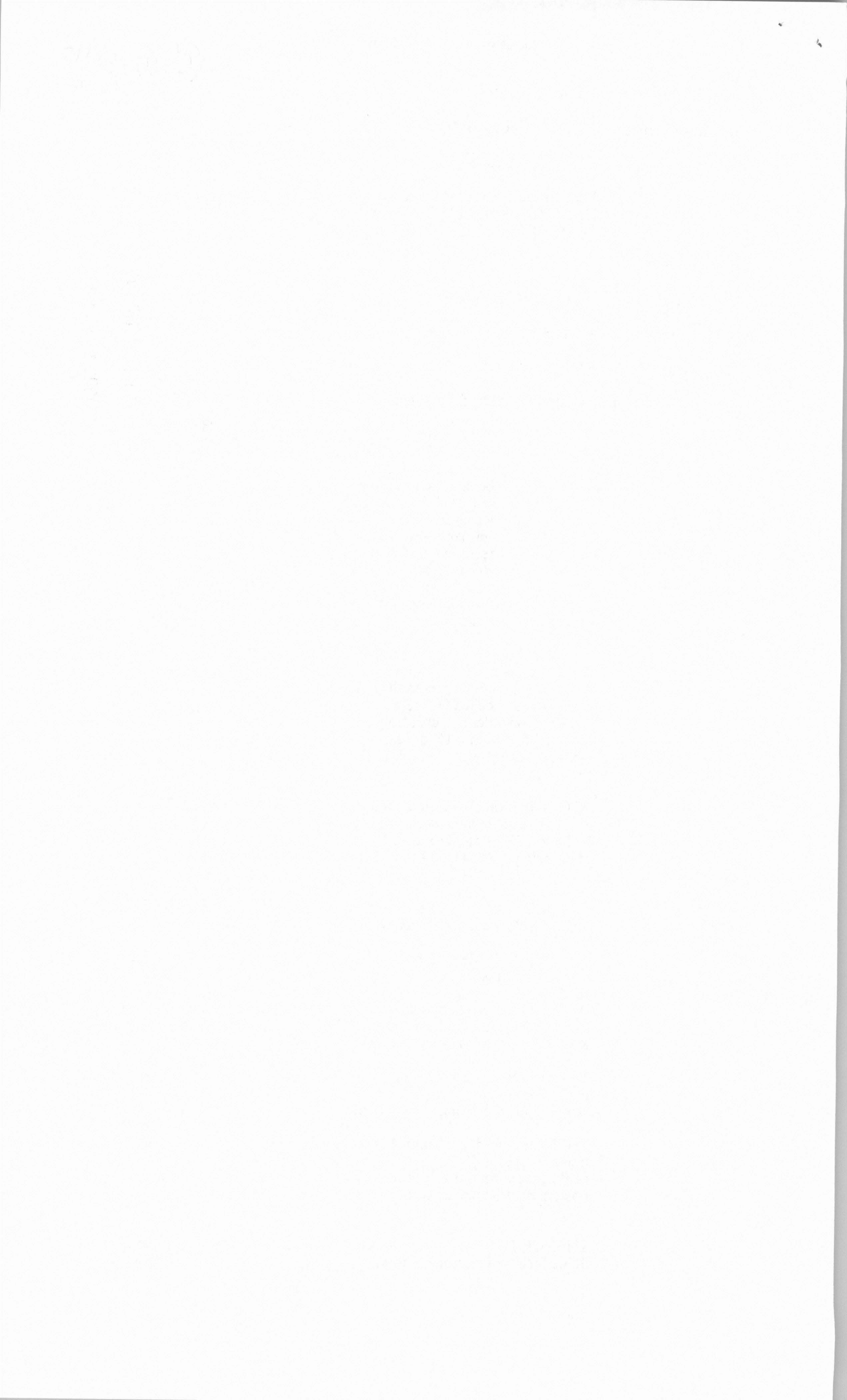
THENCE N. 88 deg. 52 min. 23 sec. W. 658.84 feet to a point for corner, being the radius point of a cul de sac (70' radius) of an ingress and egress easement. A 1/2" iron rod found for reference bears S. 88 deg. 52 min. 23 sec. W. 70.00 feet. Said point also being a Southeast corner of a called 2.76 acre tract deeded to David R. Goodson and recorded in Volume 1756, Page 368, Real Records of Van Zandt County, Texas;

THENCE N. 18 deg. 44 min. 33 sec. E. with a Southeast line of 2.76 acre tract. Same being with said cul de sac, 54.22 feet to a point for corner in same. Said point being the Northernmost Northwest corner of 2.76 acre tract;

THENCE S. 88 deg. 50 min. 44 sec. E. with the upper South line of 2.26 acre tract, passing a 1/2" iron rod found on edge of cul de sac at 31.15 feet, continuing a total distance of 175.43 feet to a 1/2" iron rod found for the Easternmost Southeast corner of said tract;

THENCE N. 00 deg. 36 min. 36 sec. E. with the East line of said tract, 363.27 feet to a 1/2" iron rod found for the Southwest corner of 5.00 acre tract;

THENCE S. 88 deg. 53 min. 07 sec. E. with the South line of said 5.00 acre tract, 473.50 feet to the place of beginning and containing 4.695 acres of land.



**County:** Van Zandt


**Date of Sale (first Tuesday of month):** March 5, 2019

**Time of Sale:** Between the hours of 10:00 a.m. and 1:00 p.m.

**Place of Sale:** At the steps of the North entrance to the Van Zandt County Courthouse, or as otherwise designated by the Van Zandt County Commissioners.

J. BRAD McCAMPBELL is the Substitute Trustee as appointed by instrument dated January 2, 2019 and recorded under Document Number 2019-000838, Official Public Records of Van Zandt County, Texas titled *Appointment of Substitute Trustee*. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
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J. BRAD McCAMPBELL, Substitute Trustee

