

FILED FOR RECORD

2021 OCT 12

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/16/2001

Grantor(s)/Mortgagor(s):
JOEL GOEBEL AND WIFE, LINDA GOEBEL BY
AND THROUGH THEIR ATTORNEY IN FACT
REBECCA GOEBEL

Original Beneficiary/Mortgagee:
NORTH AMERICAN MORTGAGE COMPANY

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: OR 1670
Page: 209
Instrument No: 00021322

Property County:
VAN ZANDT

Mortgage Servicer:
JP Morgan Chase Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE EXHIBIT
AND IS MADE A PART HEREOF.

Date of Sale: 11/2/2021

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(f):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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



Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Darla Boettcher,
Irene Lindsay, Dana Kamin, Lisa Bruno, Angie
Uselton, Jami Hutton, Tonya Washington, Monica
Henderson, Terry Waters, Logan Thomas, Randy
Daniel, Randy Daniel or Cindy Daniel or Jim
OBryant
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-20-77369-POS
Loan Type: Conventional Residential

TX-20-77369-FC

EXHIBIT A

Being all that certain lot, tract or parcel of land located in the S. WOLFE SURVEY, ABSTRACT NO. 936, Van Zandt County, Texas and being the same tract of land conveyed to Roger Dale Derr, by deed recorded in Volume 1405, Page 128, Real Records, Van Zandt County, Texas and being more particularly described as follows:

Beginning at a fence post for corner in the South line of V.Z. County Road No. 1815, said point being at the Northeast corner of the above mentioned Derr tract;

Thence South $02^{\circ} 55' 00''$ West, along the East line of said Derr tract, a distance of 240.00 feet to a point for corner;

Thence North $88^{\circ} 40' 23''$ West, a distance of 272.39 feet to a 1/2 inch diameter iron rod set for corner in the East line of a 1.919 acre tract of land conveyed to Yvonne Rasco, by deed recorded in Volume 1263, Page 566, Real Records, Van Zandt County, Texas;

Thence North $02^{\circ} 55' 00''$ East (Directional Control per Volume 1405, Page 128), along said East line, a distance of 240.00 feet to a fence post for corner in the South line of said V.Z. County Road No. 1815;

Thence South $88^{\circ} 40' 23''$ East, along said South line, a distance of 272.39 feet to the PLACE OF BEGINNING and containing 1.500 acres of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of Donald Lee Neagle, R.P.L.S. #5239, dated November 12, 2001.