

NOTICE OF SUBSTITUTE TRUSTEE'S 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.

State of Texas)
)
County of Van Zandt)

RECORDED FOR RECORD
NOV-5 AM 10:15
OFFICE OF COUNTY CLERK
VAN ZANDT COUNTY TEXAS

WHEREAS, by Deed of Trust, dated May 23, 2008, Ronald J. Duke and Shelly D. Duke conveyed to Mark Massey, as Trustee(s), the property situated in Van Zandt County, Texas, commonly known as 106 Royal Oaks Lane, Edgewood, Texas 75117, to-wit:

Lot 2, Block E, Royal Oaks Addition, to the Town of Edgewood, Van Zandt County, Texas, according to plat thereof recorded in Glide 93B, of the Plat Records of Van Zandt County, Texas

(hereinafter referred to as the "Property") to secure that one certain Note therein described in the original principal amount of \$91,000.00, executed by Ronald J. Duke and Shelly D. Duke and made payable to My Credit Union (hereinafter referred to as the "Note"), which Deed of Trust is recorded as Document No. 2008-004944, in the Real Property Records of Van Zandt County, Texas (hereinafter referred to as the "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Mark Massey, Trustee(s) in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

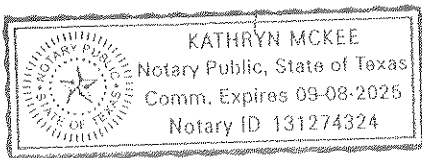
WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of December, 2021, at the earliest at 10:00 a.m. or within three hours after that time on the steps of the North entrance to the Van Zandt County Courthouse, 121 E. Dallas St., Canton, Texas, or as otherwise designated by the County Commissioners Court of Van Zandt County, Texas, I will begin to sell, for cash, the Property to the highest bidder. Said sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

SIGNED this 15th day of October, 2021.

Sharon H. Sjoström, Randy Roberts, Anna Williams
Adamo or Thomas H. Duke
Substitute Trustee
Blalack & Williams, P.C.
4851 LBJ Freeway, Suite 750
Dallas, TX 75244
214/630-1916; 214/630-1112 (fax)

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, on this the 15th day of October, 2021, to certify which witness my hand and seal of office.



Notary Public in and for the State of Texas
My Commission Expires: 9/8/2025