

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

THE STATE OF TEXAS

JAN 25 2022

COUNTY OF VAN ZANDT

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

**KNOW ALL MEN
BY THESE PRESENTS:**

WHEREAS, by First Amended Deed of Trust dated December 9, 2019, Cabrina Crouch, a single woman, as Grantor, conveyed to Richard L. Ray, as Trustee, the property situated in Van Zandt County, Texas to wit:

TRACT ONE:

All that certain lot, tract, or parcel of land situated in the JESSE T. EVANS SURVEY A-233, Van Zandt County, Texas, same being part of a called 0.99 acre tract known as "Tract Two" as found in Assumption Warranty Deed dated May 25, 1989 from John Howell, a single man, to Todd Howell as found recorded in Vol. 1175, page 156 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point within County Road 4514 for the Southwest corner of said 0.99 acre tract, same being the Southwest corner of this, from which a ½" Iron Rod reference was found bears South 89 deg. 46 min. 51 sec. East 20.00 feet;

THENCE: North 01 deg. 26 min. 52 sec. West 102.96 feet with County Road 4514, and with the West line of said 0.99 acre tract to a point for the Northwest corner of said 0.99 acre tract, from which a 3/8" Iron Rod reference was found bears South 89 deg. 55 min. 51 sec. East 20.50 feet;

THENCE: South 89 deg. 55 min. 51 sec. East 213.33 feet with the North line of said 0.99 acre tract to a ½" Iron Rod set for the Northeast corner of this;

THENCE: South 01 deg. 04 min. 32 sec. West 103.48 feet to a ½" Iron Rod set in the South line of said 0.99 acre tract for the Southeast corner of this;

THENCE: North 85 deg. 46 min. 51 sec. West 208.79 feet with the South line of said 0.99 acre tract to the place of beginning containing 0.50 of an acre of land.

RIGHT-OF-WAY EASEMENT (RESERVED):

All that certain lot, tract, or parcel of land situated in the JESSE T. EVANS SURVEY A-233, Van Zandt County, Texas, same being part of a called 0.99 acre tract known as "Tract Two" as found in Assumption Warranty Deed dated May 25, 1989 from John Howell, a single man, to Todd Howell as found recorded in Vol. 1175, page 156 of the Real Records of Van Zandt County, Texas,

and being more fully described as follows:

BEGINNING at point within County Road 4514 for the Southwest corner of said. 0.99 acre tract, same being the southwest corner of this, from which a ½" Iron Rod reference was found bears South 89 deg. 46 min. 51 sec. East 20.200 feet;

THENCE: North 01 deg. 26 min. 542 sec. West 15.01 feet with County Road 4514, and with the West line of said 0.99 acre tract to a point for the Northwest corner of this;

THENCE: South 89 deg. 46 min. 51 sec. East 209.45 feet to a point for the Northeast corner of this;

THENCE: South 01 deg. 04 min. 32 sec. West 15.00 feet to a ½" Iron Rod set in the South line of said 0.99 acre tract for the Southeast corner of this;

THENCE: North 89 deg. 46 min. 51 sec. West 208.79 feet with the South line of said 0.99 acre tract to the place of beginning.

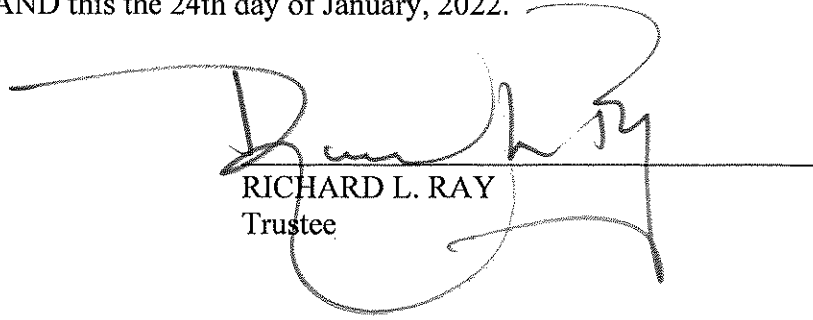
And being the same land described in Deed dated January 27, 2010, from Todd Howell, a single person, to Bobbie Jo Johnston, recorded in Document No. 2010-000769 of the Official Public Records (Real Records) of Van Zandt County, Texas.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$40,000.00, executed Cabrina Crouch, a single woman, and payable to Todd Howell (herein the "Note"), which such First Amended Deed of Trust is recorded in Document Number 2019-011061, of the Deed of Trust Records (Official Public Records) of Van Zandt County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Note secured by the First Amended 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 1st day of March, 2022, I will begin to sell the Property at the earliest 10:30 a.m. or not later than three hours after that time at the front (North) steps of the Van Zandt County Courthouse, Canton, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this the 24th day of January, 2022.



RICHARD L. RAY
Trustee