

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 20<sup>th</sup> day of June, 1991, TROY NEIL LEE AND WIFE, MADGELENE KATHRYNE LEE, executed a Deed of Trust conveying to JACK NORWOOD, Trustee, the Real Estate hereinafter described, to secure BRINDA REDWINE F/K/A BRINDA THOMAS in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1229, Page 331, in the Official Public Records of Van Zandt County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

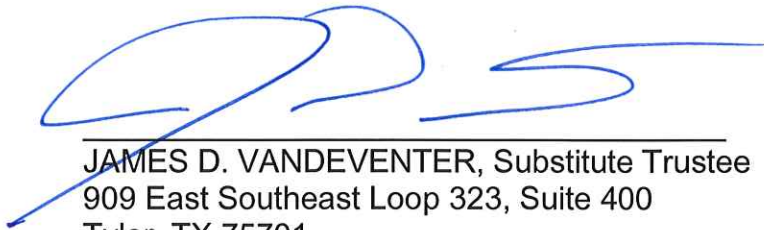
WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2<sup>nd</sup> day of August, 2022, between 10:00 o'clock a.m. and 1:00 p.m., I will sell said Real Estate on the steps of the North entrance door of the County Courthouse in Van Zandt County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Van Zandt County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 5<sup>th</sup> day of July, 2022.

  
\_\_\_\_\_  
JAMES D. VANDEVENTER, Substitute Trustee  
909 East Southeast Loop 323, Suite 400  
Tyler, TX 75701

FILED FOR RECORD

JUL 06 2022

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

Exhibit "A"

All that certain tract or parcel of land, part of the M. C. Chirino Survey, Abstract No. 128, Van Zandt County, Texas, being part of that certain Block No. 4 (called 22.75 acres) whereas Mark Manley et al vs. Lindsey Bonner, described in Cause No. 8637, dated June 15, 1949 and recorded in the District Court Minutes of Van Zandt County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod for corner in the West line of the above mentioned Block No. 4, being South 02 Degrees 19 Minutes 22 Seconds West, 112.00 feet from the Northwest corner of same;

THENCE South 88 Degrees 41 Minutes 52 Seconds East, a distance of 208.71 feet to a 1/2" Iron Rod for corner;

THENCE South 02 Degrees 19 Minutes 22 Seconds West, a distance of 208.71 feet to a 1/2" Iron Rod for corner;

THENCE North 88 Degrees 41 Minutes 52 Seconds West, a distance of 208.71 feet to a 1/2" Iron Rod for corner in the West line of said Block No. 4;

THENCE North 02 Degrees 19 Minutes 22 Seconds East, with the West line of said Block No. 4, a distance of 208.71 feet to the place of beginning, containing 1.000 (one) acre of land.