

MAR 09 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP723 VZ COUNTY ROAD 2812
MABANK, TX 75147

0000009739152

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.

1. Date, Time, and Place of Sale.

Date: April 04, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 20, 2013 and recorded in Document CLERK'S FILE NO. 2013-002402 real property records of VAN ZANDT County, Texas, with JOHN JACOB, grantor(s) and ESB MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN JACOB, securing the payment of the indebtednesses in the original principal amount of \$121,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ENNIS STATE BANK F/K/A ESB MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ENNIS STATE BANK F/K/A ESB MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ENNIS STATE BANK F/K/A ESB MORTGAGE COMPANY
815 W. ENNIS AVENUE
P.O. BOX 370
ENNIS, TX 75119

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-9-23 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 3-9-23

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. GARCIA SURVEY, A-293, VAN ZANDT COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 2 ACRE TRACT OF LAND (TRACT 1), AND ALL OF A CALLED 2 ACRE TRACT OF LAND (TRACT 2), DESCRIBED IN DEED TO JERRY L. BOEHME AND JUDY P. BOEHME RECORDED IN VOLUME 1266, PAGE 584, OF THE DEED RECORDS, VAN ZANDT COUNTY, TEXAS (DRVZCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CALLED CENTERLINE OF VZ COUNTY ROAD 2812, AT THE SOUTHWEST CORNER OF THE JOHN W. AND JUDITH SULLIVAN 12.37 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2012, PAGE 209 OF THE DRVZCT, BEING THE NORTHWEST CORNER OF THE BOEHME TRACTS AND THIS TRACT;

THENCE, S 89° 57' 35" E, 377.95 FEET ALONG THE COMMON LINE OF THE SULLIVAN TRACT AND THIS TRACT TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERN NORTHWEST CORNER OF THE JO ROBERTS 3.231 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 1610, PAGE 84 OF THE DRVZCT, BEING THE NORTHEAST CORNER OF THE BOEHME TRACTS AND THIS TRACT;

THENCE, S 02° 50' 53" E, 446.66 FEET ALONG THE COMMON LINE OF THE ROBERTS TRACT AND THIS TRACT TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE BOEHME TRACTS AND THIS TRACT;

THENCE, WEST (REFERENCE BEARING), ALONG THE COMMON LINE OF THE ROBERTS TRACT AND THIS TRACT, PASSING A 1/2" IRON ROD FOUND AT 375.35 FEET AND CONTINUING A TOTAL DISTANCE OF 400.35 FEET TO A POINT IN THE CALLED CENTERLINE OF VZ COUNTY ROAD 2812, AT THE SOUTHWEST CORNER OF THE BOEHME TRACTS AND THIS TRACT;

THENCE, N 00° 01' 36" E, 446.37 FEET ALONG THE CALLED CENTERLINE OF VZ COUNTY ROAD 2812, BEING THE WEST LINE OF THE BOEHME TRACTS AND THIS TRACT TO THE POINT OF BEGINNING AND CONTAINING 3.99 ACRES OF LAND MORE OR LESS.