

APR 10 2023

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

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on October 25, 2017, EMILY LANELL SCOTT a/k/a EMILY Y. VAUGHN-SCOTT and LAURAL EDEN VAUGHN executed a Deed of Trust conveying to TERESA A. MYERS, Trustee, the Real Estate hereinafter described, to secure SIGMOND LEGACY, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2017-009566, of the Deed of Trust Records of Van Zandt County, Texas; and

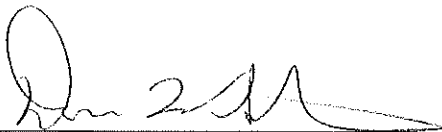
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 2nd day of MAY, 2023, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the Van Zandt County Courts Building, 121 E. Dallas, Canton, in Van Zandt County, Texas, which is the place designated by the Van Zandt County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
ALSO KNOWN AS 742 FM 1652, GRAND SALINE, TEXAS 75140.

WITNESS MY HAND, this 10 day of Apr. 1, 2023.



DARRIN W. STANTON, Substitute Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the J. HENDERSON SURVEY, Abstract No. 346, Van Zandt County, Texas, being a 0.280 acre tract and a part of the same land described in a deed from J.L. Griffin to Everett Griffin and Daisy Watson dated February 18, 1949, and recorded in Volume 379, Page 192, Van Zandt County Deed Records, said 0.280 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in fence, said point being the Northeast corner of the above mentioned Everett Griffin and Daisy Watson tract, also being the Southeast corner of a called 132.208 acre tract described in a deed from Imogene Weatherall LaPrade to Margaret Ann Rodgers, dated April 13, 1993, and recorded in Volume 1278, Page 584, Real Property Records of Van Zandt County, Texas. Said point being North 89° 47' 05" East 7.2 feet from an axle found at fence corner, and being 40 feet from the centerline of F.M. Road No. 1652;

THENCE South 12° 03' 35" West along said road 125.00 feet to a 1/2" iron rod set for corner, said point being 40 feet from the centerline of said road;

THENCE South 89° 47' 05" West 100.00 feet to a 1/2" iron rod set for corner;

THENCE North 12° 03' 35" East 125.00 feet to a 1/2" iron rod set for corner in fence, being in the North line of said Griffin and Watson tract;

THENCE North 89° 47' 05" East with fence 100.00 feet to the POINT OF BEGINNING AND CONTAINING 0.280 acres of land, more or less; COMMONLY known as 742 FM 1652 Grand Saline, TX.