

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

THE STATE OF TEXAS §

MAY 04 2023

COUNTY OF VAN ZANDT §

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

Date: May 4, 2023

Deed of Trust:

Date: May 19, 2020

Grantors: Danisha R. Ursin and Chaddley D. Ursin
Beneficiary: Runaway Ranches Ltd.

Recorded in: Instrument # 2020-004492, Real Property Records, Van Zandt County Texas.

Property: (INCLUDING ANY IMPROVEMENTS): BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE T. M. W. HUTCHINSON SURVEY, ABSTRACT NO. 345, VAN ZANDT COUNTY TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO RUNAWAY RANCHES, LTD., RECORDED IN Document# 2019-0028393, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS ON THE ATTACHED EXHIBIT A.

Date of Sale: June 6, 2023

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Van Zandt County Courthouse, Canton Texas.

121 E. Dallas, Canton, Texas 75103

Designated Area: The north steps of the main entrance to the Courthouse and more particularly described above.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Kenneth Lane

For more information:

P. O. Box 425
Terrell, TX 75160
817-583-1799

