

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS       §  
COUNTY OF VAN ZANDT   §

Date: January 12, 2024

**Deed of Trust:**

Date: April 16, 2019

Grantors: Abel E. Alvarado and Jonathan A. Alvarado

Beneficiary: Runaway Ranches Ltd.

Recorded in: Instrument # 2019-003165, Real Property Records, Van Zandt County Texas.

Property: (INCLUDING ANY IMPROVEMENTS):Lot Seven, "7", Southpoint Ranch, an Addition to Van Zandt County, Texas, according to the Plat thereof recorded in Document# 2017-009226, Plat Records, Van Zandt County, Texas.

Date of Sale: February 6, 2024

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.

  
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Substitute Trustee – Kenneth Lane

FILED FOR RECORD  
JAN 12 2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
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**For more information:**

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