

SEP 04 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALESUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP**Date:** September 4, 2024**Substitute Trustee:** PHILIP D. ALEXANDER**Lender:** A.A.A. ABSTRACT COMPANIES, INC.**Note****Date:** May 28, 2019**Amount:** ONE HUNDRED SEVENTY-ONE THOUSAND AND NO/100 DOLLARS
(\$171,000.00)**Maker:** RAYMOND DEES OVERTON and wife, LISA ANN OVERTON**Lender:** A.A.A. ABSTRACT COMPANIES, INC.**Deed of Trust****Date:** May 28, 2019**Grantor:** RAYMOND DEES OVERTON and wife, LISA ANN OVERTON**Lender:** A.A.A. ABSTRACT COMPANIES, INC.**Recording Information:** Document Number 2019-004449, Official Public Records of
Van Zandt County, Texas**Modification, Renewal and Extension of Real Estate Note and Lien****Date:** February 1, 2021**Obligor:** RAYMOND DEES OVERTON and wife, LISA ANN OVERTON**Holder of Note and Lien:** A.A.A. ABSTRACT COMPANIES, INC.**Recording Information:** Document Number 2021-002255, Official Public Records of
Van Zandt County, Texas**Property:**

All that certain lot, tract or parcel of land situated within the Benjamin C. Finley Survey, Abstract No. 282, Van Zandt County, Texas, same being a part of those tracts of land conveyed to Garry L. Ingersoll and Dale G. Ingersoll in Volume 1798, Page 320, Real Records of Van Zandt County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch steel rod set and capped "Vogt 5248" for the easterly most corner of said tracts;

THENCE South 41 degrees 50 minutes 35 seconds West, 276.65 feet to a 3/8 inch steel rod found for corner;

THENCE South 46 degrees 11 minutes 44 seconds West, 575.56 feet to a 3/8 inch steel rod found for corner;

THENCE South 43 degrees 53 minutes 24 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 295.39 feet, in all 551.69 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner, from which a 1/2 inch steel rod found bears South 43 degrees 53 minutes 24 seconds West at 965.68 feet for witness;

THENCE North 42 degrees 31 minutes 58 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1747.82 feet, in all 1780.16 feet to a nail set for corner within County Road No. 3710, from which a nail found bears South 43 degrees 06 minutes 57 seconds West at 733.63 feet for witness;

THENCE North 43 degrees 06 minutes 57 seconds East, within County Road No. 3710, 745.58 feet to a nail set for corner;

THENCE South 46 degrees 57 minutes 39 seconds East, passing a 10 inch fence post found at 30.75 feet, in all 621.06 feet to a steel fence post found for corner;

THENCE North 43 degrees 07 minutes 31 seconds East, 556.09 feet to a 18 inch oak tree found for fence corner;
THENCE South 45 degrees 12 minutes 50 seconds East, 424.56 feet to a point for corner;
THENCE South 44 degrees 47 minutes 10 seconds West, 247.22 feet to a point for corner;
THENCE South 45 degrees 12 minutes 50 seconds East, 527.78 feet to a point for corner;
THENCE North 44 degrees 47 minutes 10 seconds East, 247.22 feet to a point for corner;
THENCE South 45 degrees 12 minutes 50 seconds East, 235.00 feet to the Point of Beginning and containing 45.028 acres of land.

County: Van Zandt

Date of Sale (first Tuesday of month): October 1, 2024

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: The steps of the North Entrance to the Van Zandt County Courthouse located at 121 E Dallas Street, Canton, Texas 75103, or as designated by the County Commissioners.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



PHILIP D. ALEXANDER, Substitute Trustee