

AUG 06 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP**NOTICE OF FORECLOSURE 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.

PROPERTY TO BE SOLD: The property to be sold is described as follows:

All that certain lot, tract, or parcel of land situated in the H, JACOBS SURVEY, A-440 and the G. W. SCATES SURVEY, A-832, Van Zandt County, Texas, same being part of a called 5.57 acre tract as found in Warranty Deed dated July 20, 2009 from Ronny Thornburgh to Billy Jack Deen as found recorded in Document No. 2009-006037 of the Real Records of Van Zandt County, Texas, and this portion thereof being more fully described as follows:

BEGINNING at a point within the North line of San Jacinta Street, and in the center of the projection of Van Zandt Avenue, for the most Southerly Southeast corner of said 5.57 acre tract, from which a 1/2" Iron Rod was found for a reference bears South 58 deg. 28 min. 35 sec. West 22.40 feet;

THENCE: West 340.00 feet with the North line of San Jacinta Street, and with the most Southerly South line of said 5.57 acre tract to a point in the center of the projection of McKain Street for the most Southerly Southwest corner of said 5.57 acre tract, from which a 1/2" Iron Rod was found for a reference bears South 69 deg. 26 min. 04 sec. East 25.25 feet;

THENCE: North 192.18 feet with the center of the projection of McKain Street also being known as the Myrtle Springs and Wallace Road, and with the most Southerly West line of said 5.57 acre tract to a point for the Northwest corner of this, from which a 1/2" Iron Rod reference was set bears East 40.00 feet;

THENCE: East 340.00 feet to a point in the center of the projection of Van Zandt Avenue, and in the most Southerly East line of said 5.57 acre tract for the Northeast corner of this, from which a 1/2" Iron Rod reference was set bears West 50.00 feet;

THENCE: South 192.18 feet with the center of the projection of Van Zandt Avenue, and with the most Southerly East line of said 5.57 acre tract to the place of beginning containing 1.50 acres of land.

commonly known as 460 VZ County Rd 3440, Wills Point, Texas 75169; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2023 Palm Harbor Home

330SA28644B (28' x 64'), Serial Number PHH330TX2325585A & PHH330TX2325585B, Label Number PFS1333395 & PFS133396, together with all parts, accessories, repairs, improvements, and accessions.

INSTRUMENT TO BE FORECLOSED: The instrument to be foreclosed is the deed of trust recorded as document number 2023-000481 in the official public records of Van Zandt, Texas.

DEED OF TRUST:

Date: January 13, 2023

Grantor / Mortgagor: Leroy Johnson Jr. and Sylvia Martinez-Johnson

Original Trustee: The Law Office of Robert W. Buchholz, PC.

Beneficiary / Mortgagee:

Name: Triad Manufactured Home Financial Services, Inc.

Mailing Address: 13901 Sutton Park Dr., Bldg. A, Suite 300
Jacksonville, FL 32224
Duval County

Recording information: Official Public Records of Van Zandt County Texas
Doc. 2023-000481

SUBSTITUTE TRUSTEE(S):

Name: JIM MILLS, GEORGE HAWTHORNE, SUSAN MILLS, ANDREW MILLS- MIDDLEBROOK, ED HENDERSON, SHARON HOBBS, TONY HULSEY

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

MORTGAGE SERVICER: Triad Financial Services, Inc.
13901 Sutton Park Drive South, Suite 300
Jacksonville, FL 32224

DATE, TIME, AND PLACE OF SALE: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, September 3, 2024

Time: The sale will begin no earlier than 11:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 2:00 P.M.

Place: The steps of the North entrance to the Van Zandt County Courthouse located at 121 E Dallas St, Canton, Texas 75103 or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

TERMS OF SALE: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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. **THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.**

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

TYPE OF SALE: The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Leroy Johnson Jr. and Sylvia Martinez-Johnson.

OBLIGATIONS SECURED: The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$243,558.00 executed by Leroy Johnson Jr. and Sylvia Martinez-Johnson, and payable to the order of Triad Manufactured Home Financial Services, Inc.


Triad Manufactured Home Financial Services, Inc., who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc. is representing Triad Manufactured Home Financial Services, Inc. under a servicing agreement.

Questions concerning the sale may be directed to the undersigned or to Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

DEFAULT AND REQUEST TO ACT. Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated:

August 5, 2024.



JIM MILLS, GEORGE HAWTHORNE, SUSAN
MILLS, ANDREW MILLS- MIDDLEBROOK, ED
HENDERSON, SHARON HOBBS,
TONY HULSEY
Substitute Trustee
9130 Jollyville Rd., Ste. 100-21
Austin, Texas 78759