

FILE FOR RECORD

OCT 08 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____
DEP

Notice of Trustee's Sale

Date: October 7, 2025

Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: BILLY JACK DEEN

Note: Note executed on June 28, 2019, in the original principal amount of \$162,240.00

Deed of Trust

Date: June 28, 2019

Grantor: DARRYL W. SCHAD

Lender: BILLY JACK DEEN

Recording information: Deed of Trust recorded under Document No. 2019-005504 of the Records of Van Zandt County, Texas, dated June 28, 2019.

Property: See Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Van Zandt

Date of Sale (first Tuesday of month): November 4, 2025

Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter.

Place of Sale: The sale will be held at the Van Zandt County Courthouse in Canton, Texas, at the following location: Courthouse Steps, located on the North entrance of the courthouse.

GEORGE IVAN ALEXANDER is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



GEORGE IVAN ALEXANDER, Trustee

Curtis & Alexander, P.C.

2708 Washington Street; P.O. Box 1274

Greenville, Texas 75403-1274

Ph: (903) 455-8113

Fax: (903) 454-3371

george@curtisalexander.net

Exhibit "A"

All that certain lot, tract, or parcel of land situated in the LEANDER SMITH SURVEY A-827, Van Zandt County, Texas, same being part of a called 72.41 acre tract as found in Warranty Deed dated April 25, 2019 from Mark C. Hannan and wife, Laurie Hannan to Billy Jack Deen as found recorded in Document No. 2019-003435 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a point within County Road 4210, in the West line of said Deen's 72.41 acre tract, and in the recognized West survey line of said Leander Smith Survey for the Northwest corner of this, from which a Steel Fence Corner Post was found and used for a reference bears South 89 deg. 17 min. 12 sec. East 18.91 feet, said beginning point being South 00 deg. 04 min. 48 sec. West 706.19 feet, and South 00 deg. 57 min. 04 sec. West 693.57 feet from a Mag. Nail set for the Northwest corner of said Deen's 72.41 acre tract;

THENCE: South 89 deg. 17 min. 12 sec. East 1473.38 feet to a point in the East line of said Deen's 72.41 acre tract for the Northeast corner of this, from which a Steel Fence Corner Post was found and used for a reference bears North 89 deg. 17 min. 12 sec. West 0.92 feet;

THENCE: South 00 deg. 52 min. 25 sec. West 0.91 feet with the East line of said Deen's 72.41 acre tract to a Wood Post found for an angle point of same;

THENCE: South 01 deg. 24 min. 02 sec. West 733.93 feet with the East line of said Deen's 72.41 acre tract to a 60d Nail found in the top of a X-tie fence corner post for the Southeast corner of said Deen's 72.41 acre tract;

THENCE: North 89 deg. 39 min. 00 sec. West 1467.69 feet with the South line of said Deen's 72.41 acre tract to a point within County Road 4210, and in the recognized West survey line of said Leander Smith Survey for the Southwest corner of said Deen's 72.41 acre tract, from which a 1/2" Iron Rod was found and used for a reference bears South 89 deg. 39 min. 00 sec. East 18.22 feet;

THENCE: North 00 deg. 57 min. 04 sec. East 744.10 feet with the recognized West survey line of said Leander Smith Survey, the West line of said Deen's 72.41 acre tract, and with County Road 4210 to the place of beginning containing 24.96 acres of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of TONY COURTNEY, R.P.L.S. #1911, dated May 7, 2019.