

JUL 24 2025

25-02775

451 SOUTH CAPITOL STREET, CANTON, TX 75103

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated May 26, 2022 and recorded on May 31, 2022 at Instrument Number 2022-006456 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

Sale Information: October 7, 2025, at 10:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MAXINGTON HOLDINGS LLC secures the repayment of a Note dated May 26, 2022 in the amount of \$328,500.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREENE STREET FUNDING TRUST II, whose address is c/o RF Mortgage Services Corporation, 222 W Adams St #3150, Chicago, IL 60606, is the current mortgagee of the Deed of Trust and Note and RF Mortgage Services Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



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Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Randy Daniel ServiceLink
ASAP

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Randy Daniel, declare under penalty of perjury that on the 24 day of July, 2005 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

TRACT 1:

All that certain lot, tract, or parcel of land situated within the Jesse Stockwell Survey, Abstract No. 760, City of Canton, Van Zandt County, Texas, being that tract of land conveyed to Karen Tarrant in Volume 2241, Page 570, Real Records of Van Zandt County, Texas, same being a part of Lot 2, Block 36 of the Original Town of Canton, according to the plat recorded in Glide 192B, Plat Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod found for the southeast corner of said Tarrant tract, from which the southeast corner of Lot 2, Block 36, bears South 08 degrees 55 minutes 15 seconds West at 94.06 feet for witness;

THENCE North 80 degrees 31 minutes 45 seconds West, 66.72 feet to a 1/2 inch steel rod found for corner;

THENCE North 09 degrees 36 minutes 38 seconds East, 67.89 feet to a 1/2 inch steel rod found for corner;

THENCE South 80 degrees 40 minutes 12 seconds East, 65.91 feet to a 1/2 inch steel rod found for corner in the west line of South Capitol Street;

THENCE South 08 degrees 55 minutes 15 seconds West, with the west line of South Capitol Street, 68.05 feet to the Point of Beginning and containing 0.10 of an acre of land.

TRACT 2:

All that certain 0.201 of an acre lot, tract, or parcel of land situated in the J. Stockwell Survey, Abstract No. 760, Van Zandt County, Texas. Being part of Lot 1 and Lot 2, Block 2, Foster's Addition, an addition to the City of Canton, according to the plat thereof recorded in Glide 164-A, Plat Records, Van Zandt County, Texas (P.R.V.Z.C.T.), and being the same land described as a called 0.20 of an acre in a warranty deed with vendor's lien to Martin & Shinn Associates, LLC, recorded in Document No. 2014-006108, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.). Said 0.201 of an acre being more particularly described as follows:

BEGINNING at a called 1/2" iron rod found for the Northwest corner of the hereon described tract, same being the Northwest corner of the said 0.20 of an acre Martin & Shinn tract, being the recognized Northwest corner of said Lot 1, and being at the intersection of the occupied South line of Goshen Street and the occupied East line of Pacific Avenue;

THENCE: South 81°00' 00" East, along the North line of the said 0.20 of an acre Martin & Shinn tract and the occupied South line of said Goshen Street, a distance of 82.12 feet to a point for the Northeast corner of the hereon described tract, same being the Northeast corner of the said 0.20 of an acre Martin &

Shinn tract from which a chain link fence corner post found for reference bears North 10°34'52" East, a distance of 2.26 feet

THENCE: South 10°34' 52" West, along the East line of the said 0.20 of an acre Martin & Shinn tract, the West line of a called 0.184 of an acre tract of land described in a general warranty deed to Henry Lewis, recorded in Volume 2097, Page 170, Official Public Records, Van Zandt County, Texas (O.P.R.V.Z.C.T.), and along and near an existing chain link fence, a distance of 109.05 feet to a chain link fence corner post found for the Southeast corner of the here on described tract, same being the southeast corner of the said 0.20 of an acre Martin & Shinn tract;

THENCE: North 80°40' 41" West, along the South line of the said 0.20 of an acre Martin & Shinn tract, the North line of a tract of land described in a warranty deed to Milo Mae Strickland, recorded in Volume 721, Page 309, Deed Records, Van Zandt County, Texas (D.R.V.Z.C.T.), and along and near an existing chain link fence, a distance of 79.11 feet to a point for the Southwest corner of the hereon described tract, same being the Southwest corner of the said 0.20 of an acre Martin Shinn tract, and being in the occupied East line of said Pacific Avenue, from which a called chain link fence corner post found for reference bears South 80° 40' 41" East, a distance of 4.52 feet;

THENCE: North 09°00' 00" East, along the West line of the said 0.20 of an acre Martin & Shinn tract and the occupied East line of said Pacific Avenue, a distance of 108.56 feet to the POINT OF BEGINNING and containing 8,770 square feet or 0.201 of an acre of land.