

NORTH AMERICAN SAVINGS BANK, FSB (NAS)
ALSTON, PATRICK
110 VZ CR 4802, BROWNSBORO, TX 75756

CONVENTIONAL
Firm File Number: 25-042949

2026 JAN 1: 02
COURT
SUSAN
VAN ZANDT
COUNTY
TEXAS
FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 5, 2022, PATRICK ALSTON AND ERICA JOY ALSTON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ORVAL LEE MARLOW, II, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NORTH AMERICAN SAVINGS BANK, FSB in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2022-009245, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, **Tuesday, March 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in VAN ZANDT COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

BEING 2.075 ACRES OF LAND SITUATED IN THE B. C. WILLIAMS SURVEY, ABSTRACT NO. 1099, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 2 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO MAX SCOTT, AS RECORDED IN VOLUME 1315, PAGE 679 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 2.075 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED 2 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 207.669 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 2009-006757 OF THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS, FROM WHICH A RAILROAD SPIKE (FOUND) BEARS SOUTH 54°28'20" WEST, A DISTANCE OF 0.10 FEET, A 60D NAIL (FOUND) AT THE MONUMENTED NORTHEAST CORNER OF THAT CERTAIN CALLED 0.79 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 949, PAGE 647 BEARS NORTH 86°59'33" EAST, A DISTANCE OF 3.28 FEET, AND A 1/2" IRON ROD (FOUND) BEARS SOUTH 07°04'21" EAST, A DISTANCE OF 23.55 FEET;

THENCE SOUTH 01°05' 47" EAST, FOR A DISTANCE OF 178.04 FEET, TO A 1/2" IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 0.79 ACRE TRACT, SAID POINT CALLED TO BE LOCATED IN THE EAST LINE OF 2.0 ACRE TRACT (949/647), AND BEING LOCATED IN AN OLD WIRE FENCE;

THENCE SOUTH 01°41'54" EAST, FOR A DISTANCE OF 221.62 FEET, PARTIALLY ALONG THE ABOVE MENTIONED OLD WIRE FENCE TO AN AXLE (FOUND) AT THE OCCUPIED SOUTHEAST CORNER OF THE ABOVE MENTIONED 2 ACRE TRACT;

THENCE NORTH 87°55'03" WEST, FOR A DISTANCE OF 274.00 FEET, WITH AN OLD WIRE FENCE TO A MAG NAIL (SET) IN THE PAVED SURFACE OF FARM TO MARKET ROAD 314, FROM WHICH A FENCE CORNER (FOUND) IN THE OCCUPIED SOUTHEAST RIGHT OF WAY OF THE ABOVE MENTIONED FARM TO MARKET ROAD 314 BEARS SOUTH 87°55'03" EAST, A DISTANCE OF 39.16 FEET;

THENCE NORTH 12°14'56" EAST, FOR A DISTANCE OF 239.21 FEET TO A MAG NAIL (SET) AT THE SOUTHWEST CORNER SAID 0.79 OF AN ACRE TRACT, FROM WHICH A 1/2" IRON ROD (FOUND FOR REFERENCE) BEARS SOUTH 84°08'43" EAST, A DISTANCE OF 38.10 FEET;

THENCE NORTH 07°33'32" EAST, FOR A DISTANCE OF 157.21 FEET TO A MAG NAIL (SET), POINT BEING CALLED THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT (949/647), AND BEING THE NORTHWEST CORNER OF SAID 0.79 ACRE TRACT, AND BEING LOCATED IN THE INTERSECTION OF VAN ZANDT COUNTY ROAD 4802 AND FARM TO MARKET ROAD 314;

THENCE SOUTH 89°59'17" EAST, FOR A DISTANCE OF 192.41 FEET, BACK TO THE PLACE OF

BEGINNING AND CONTAINING 2.075 ACRES OF LAND, OF WHICH APPROXIMATELY 0.106 OF AN ACRE LIES WITHIN THE RIGHT-OF-WAY OF VAN ZANDT COUNTY ROAD 4802, (ACREAGE BASED UPON A CALCULATED 60' COUNTY ROAD RIGHT-OF-WAY PER VAN ZANDT COUNTY COMMISSIONERS OFFICE), AND APPROXIMATELY 0.318 OF AN ACRE LIES WITHIN THE RIGHT OF WAY OF FARM TO MARKET ROAD 314.

Property Address: 110 VZ CR 4802
BROWNSBORO, TX 75756

Mortgage Servicer: NORTH AMERICAN SAVINGS BANK, FSB

Mortgagee: NORTH AMERICAN SAVINGS BANK, F.S.B.
903 E. 104TH STREET
SUITE 400
KANSAS CITY, MO 64131

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day January 26, 2026.


By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for North American Savings Bank, F.S.B.

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 military service to the sender of this notice immediately.