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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 2<sup>nd</sup> day of June, 2015, S F K R, LLC, a Texas limited liability company, executed a Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2015-004736 in the Official Public Records of Van Zandt County, Texas; and

WHEREAS, on the 15<sup>th</sup> day of September, 2016, S F K R, LLC, a Texas limited liability company, executed a Construction Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2016-008400 in the Official Public Records of Van Zandt County, Texas; and

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


WHEREAS, default has occurred in the payment of said indebtednesses, and the same is now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said indebtednesses.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of November, 2018, between 12:00 o'clock p.m. and 3:00 o'clock p.m., I will sell said Real Estate on the steps of the North entrance door of the County Courthouse in Van Zandt County, Texas, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 11<sup>th</sup> day of October, 2018.

  
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KEARBY DICKESON, Substitute Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701

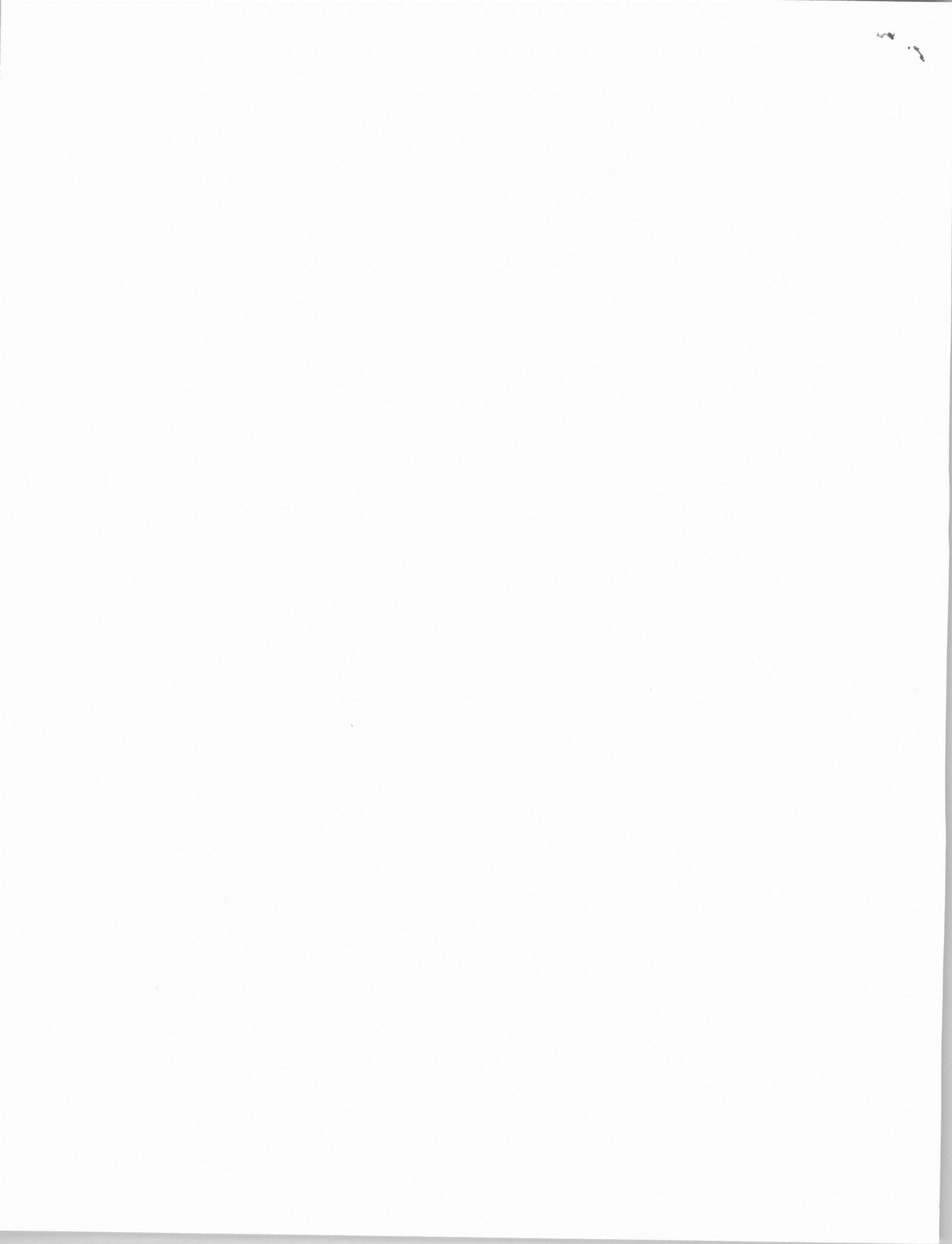


EXHIBIT "A"

Tract 7 - Highway 279, Edom, Van Zandt County:

BEING a 1.951 acre lot, tract or parcel of land situated in the J. Mooney Survey, Abstract No. 524, and the J. Wilburn Survey, Abstract No. 895, Van Zandt County, Texas, and being all of a called 1.959 acre tract described in a deed from VANTEX, to Shahzad Asghar and Khawar Asghar as recorded in Volume 1503, Page 319, Van Zandt County Real Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said 1.959 acre tract for a corner, said point being at the southeast corner of a called 4.09 acre tract described in a deed to Tutor as recorded in Volume 1290, Page 308, V.Z.C.D.R., and being on the west line of a called 23.02 acre tract described in a deed to Hamilton as recorded in Volume 1463, Page 568, V.Z.C.R.R.;

THENCE S 10°34'36" E a distance of 322.74 feet to a 1 inch iron pipe found on the north line of F.M. Highway No. 279 at the southeast corner of said 1.959 acre tract and the southwest corner of said 23.02 acre tract for a corner;

THENCE N 70°48'19" W along the north line of said highway and the south line of said 1.959 acre tract a distance of 365.85 feet to a point for a corner;

THENCE N 77°03'18" W continuing along the north line of said highway and the south line of said 1.959 acre tract a distance of 129.88 feet to a fence corner post found at the southwest corner of said 1.959 acre tract for a corner, said point being at the most southern corner of a called 4.80 acre tract described in a deed to Tutor as recorded in Volume 1290, Page 306, V.Z.C.D.R.;

THENCE N 44°28'41" E along the north line of said 1.959 acre tract and the south line of said 4.80 acre tract a distance of 193.43 feet to a fence corner post found for a corner;

THENCE N 83°51'19" E continuing along the north line of said 1.959 acre tract and the south line of said 4.80 acre tract and the south line of said 4.09 acre tract a distance of 278.93 feet to the Point of Beginning and containing 1.951 acres of land.

