

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 5th day of October, 2017, BILLY SHAW executed a Deed of Trust conveying to Howard F. Carter, Jr., Trustee, the Real Estate hereinafter described to secure GOLD PLUS PROPERTIES, INC. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2017-009106 of the Real Records of Van Zandt County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same has been accelerated and is now wholly due and payable, and GOLD PLUS PROPERTIES, INC., the present owner and holder of said debt has requested the undersigned as Substitute Trustee, to sell said Real Estate to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of December, 2018, no earlier than 10:00 A.M., or no later than three (3) hours after that time, I will commence the sale of the Real Estate, at the north 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:

Tract 1:

All that certain lot, tract, or parcel of land situated in the Josiah Evans Survey Abstract 227, Van Zandt County, Texas, and being part of a called 269.47 acre tract described by deed recorded in Instrument 2017-005698 of the Real Records of Van Zandt County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

Beginning on a found 1/2" iron rod for the northeast corner of this tract located S 89° 37' 57" E 2217.68 feet and S 00° 13' 54" W 1810.57 feet from the northwest corner of the above mentioned 269.47 acre tract, said point being the southeast corner of a 36.14 acre tract previously surveyed;

Thence with the east line of this tract S 00° 01' 17" W 371.30 feet to a set 1/2" iron rod and S 00° 15' 49" E 155.45 feet to a set 1/2" iron rod for the southeast corner of this tract;

Thence N 89° 08' 36" W 1244.17 feet to a set 1/2" iron rod for the southwest corner of this tract;

Thence N 00° 29' 58" E 526.59 feet to a found 1/2" iron rod for the northwest corner of this tract and the southwest corner of said 36.14 acre tract;

Thence with the south line of said 36.14 acre tract S 89° 08' 36" E 1238.45 feet to the place of beginning and containing 15.00 acres of land; and

TRACT 2:

All that certain lot, tract or parcel of land situated in the Josiah Evans Survey, Abstract 227, Van Zandt County, Texas, and being part of a called 269.47 acre tract described by deed recorded in

BY
COUNTY CLERK
VAN ZANDT COUNTY, TEXAS
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Instrument 2017-005698 of the Real Records of Van Zandt County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a set 1/2" iron rod for the northeast corner of this tract and the most northerly northeast corner of the above mentioned 269.47 acre tract located in the south R.O.W. of State Highway 198;

THENCE S 00 deg. 12 min. 54 sec. W 1810.57 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE N 89 deg. 08 min. 36 sec. W 1238.45 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N 00 deg. 29 min. 58 sec. E 900.00 feet to a set 1/2" iron rod for the most westerly northwest corner of this tract;

THENCE S 89 deg. 37 min. 40 sec. E 726.00 feet to a set 1/2" iron rod for an ell corner of this tract;

THENCE N 00 deg. 29 min. 53 sec. E 900.00 feet to a set 1/2" iron rod for the most northerly northwest corner of this tract located in said south R.O.W. of State Highway 198;

THENCE with said south R.O.W. S 89 deg. 37 min. 37 sec. E 503.46 feet to the place of beginning and containing 36.14 acres of land.

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.

WITNESS MY HAND this 2nd day of November, 2018.

A handwritten signature in dark ink, appearing to read "David J. Nowell", written over a horizontal line.

DAVID J. NOWELL, Substitute Trustee
102 Burnett Trail
Canton, Texas 75103