

**NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i):** Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

**NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DEED OF TRUST:**

**Date:** May 21, 2025  
**Grantor:** Eva Vazquez and Jorge Vazquez  
**Trustee:** Steven L. Dryzer  
**Beneficiary:** Earnest Lander and Patsy Lander, later assigned to William Hayes Noel, as Trustee of the Metompkin Family Trust U/D/T November 25, 2020  
**County Where Property is Located:** Hunt County, Texas  
**Recording Information:** Document No. 2025-10665 of the Official Public Records of Hunt County, Texas

**NOTE:**

**Date:** May 21, 2025  
**Amount:** \$368,707.93  
**Debtor:** Eva Vazquez and Jorge Vazquez  
**Holder:** Earnest Lander and Patsy Lander, later assigned to William Hayes Noel, as Trustee of the Metompkin Family Trust U/D/T November 25, 2020

FILED FOR RECORD  
 at 12:35 o'clock P

NOV 25 2025

BECKY LANDRUM  
 County Clerk, Hunt County, Tex.  
 by *[Signature]*

**PROPERTY:** See attached Exhibit "A".

**SALE INFORMATION:**

**Substitute Trustee:** Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris  
**Date of Sale:** January 6, 2026  
**Time of Sale:** 1:00pm – 4:00pm

**PLACE OF SALE:** In Greenville, Hunt County, Texas, in the common area at the base of the central stairway on the 2<sup>nd</sup> floor inside the courthouse, or the base of the North steps outside the courthouse, in the event the courthouse is closed or as designated by the county commission's office. The terms of the proposed sale will be for cash to the highest bidder.

**WHEREAS,** the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

**WHEREAS,** the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

For information about this sale call Enhance Mortgage (806) 748-1305. Reference file # 74261.

Property address: 6221 Purple English Oak Royse City, TX 75189 & 215 N 4th St, Celest, TX 75423

**WHEREAS**, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

**WHEREAS**, it has been reported that such default has not been cured;

**WHEREAS**, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

**WHEREAS**, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

**WHEREAS**, the undersigned has been requested to provide these notices on behalf of the Holder;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

Randy Daniel or Cindy Daniel or Liz Hach  
or Cheryl Harris, Substitute Trustee

For information about this sale call Enhance Mortgage (806) 748-1305. Reference file # 74261.

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## EXHIBIT A – LEGAL DESCRIPTION

### TRACT ONE:

BEING LOT 35, IN BLOCK B, OF THE FINAL PLAT OF VISTA OAKS ESTATES ADDITION, AN ADDITION TO THE CITY OF ROYSE CITY, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN CABINET H, SLIDE 180-181, MAP RECORDS, HUNT COUNTY, TEXAS.

### TRACT TWO:

LOT 1R, BLOCK 6, OF SANTOS ADDITION, AN ADDITION TO THE CITY OF CELESTE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 293, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

For information about this sale call Enhance Mortgage (806) 748-1305. Reference file # 74261.

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