

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 12/3/2019

Time: Between 10AM - 1PM and beginning not earlier than 10AM - 1PM and not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §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.

FILED FOR RECORD
2019 OCT 31 AM 8:40
SHERIFF'S OFFICE
COUNTY CLERK, VAN ZANDT COUNTY, TX

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 23, 2017 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's Instrument No. 2017-009341 with Tonya Wynette Wright and Brant Ray Wright (grantor(s)) and Mortgage Electronic Registration Systems, Inc. as nominee for Primelending, A Plainscapital Company, mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Tonya Wynette Wright and Brant Ray Wright, securing the payment of the indebtedness in the original amount of \$171,830.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Primelending, A PlainsCapital Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING 1.78 ACRES OF LAND SITUATED IN THE E. HUGHART SURVEY, ABSTRACT NO. 338, VAN ZANDT COUNTY, TEXAS, BEING A PART OF LOT 19, BLOCK B, OF TIMBER TRAIL ACRES, AN ADDITION TO VAN ZANDT COUNTY, TEXAS, AS FOUND RECORDED IN GLIDE 140A OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 1.777 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED, DATED JUNE 6, 2011, FROM RANDY DANIEL, SUBSTITUTE TRUSTEE, TO FEDERAL HOME LOAN MORTGAGE CORPORATION, RECORDED IN DOCUMENT NO. 2011- 004221 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 1.78 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD (FOUND) FOR CORNER AT THE SOUTH CORNER OF LOT 19, BLOCK B, OF TIMBER TRAIL ACRES, AT THE SOUTH CORNER OF THE ABOVE REFERENCED 1.777 ACRE TRACT, AND BEING LOCATED AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3710 WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3725;

THENCE: NORTH 45 DEG. 11 MIN. 02 SEC. WEST, WITH THE SOUTHWEST LINE OF LOT 19, WITH THE SOUTHWEST LINE OF SAID 1. 777 ACRE TRACT, AND WITH THE NORTHEAST RIGHT-OF-WAY LINE



OF COUNTY ROAD NO. 3725, A DISTANCE OF 307.18 FEET TO A 5/8 INCH IRON ROD (FOUND) FOR CORNER AT THE WEST CORNER OF LOT 19 AND AT THE WEST CORNER OF SAID 1.777 ACRE TRACT;

THENCE: NORTH 44 DEG. 49 MIN. 16 SEC. EAST, WITH THE NORTHWEST LINE OF LOT 19 AND WITH THE NORTHWEST LINE OF SAID 1.777 ACRE TRACT, A DISTANCE OF 251.18 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE NORTH CORNER OF SAID 1.777 ACRE TRACT AND AT WEST CORNER OF THAT CERTAIN CALLED 2.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM WELLS FARGO BANK, N.A. TO COREY L. SMITH AND LEVERY K. SMITH, RECORDED IN VOLUME 2244, PAGE 510 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 45 DEG. 27 MIN. 34 SEC. EAST, OVER AND ACROSS LOT 19, WITH THE NORTHEAST LINE OF SAID 1.777 ACRE TRACT, AND WITH THE SOUTHWEST LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 306.91 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER IN THE SOUTHEAST LINE OF LOT 19, AT THE EAST CORNER OF SAID 1.777 ACRE TRACT, AT THE SOUTH CORNER OF SAID 2.00 ACRE TRACT, AND BEING LOCATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3710;

THENCE: SOUTH 44 DEG. 45 MIN. 34 SEC. WEST, WITH THE SOUTHEAST LINE OF LOT 19, WITH THE SOUTHEAST LINE OF SAID 1.777 ACRE TRACT, AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3710 A DISTANCE OF 252.65 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 1.78 ACRES OF LAND.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 8, 2016 FROM JAMES C. TRAVIS AND WIFE, RAYLIE TRAVIS TO NT PREMIER PAINTING LLC, RECORDED IN DOCUMENT NO. 2016-009847, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. CORRECTED IN ERROR CORRECTION AFFIDAVIT, RECORDED IN DOCUMENT NO. 2017-004460, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.

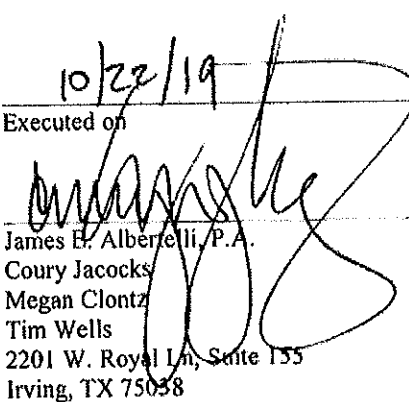
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Primelending, A PlainsCapital Company
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

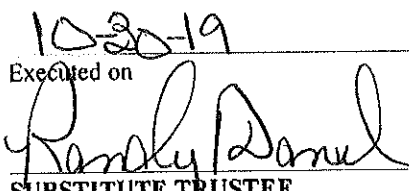
7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Randy Daniel whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Angie Uselton, Monica Henderson, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Randy Daniel, Cindy Daniel, Jim O'Bryant whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

10/22/19
Executed on


James E. Alberelli, P.A.
Cory Jacocks
Megan Clontz
Tim Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

10-20-19
Executed on


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Randy Daniel
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Van Zandt County Clerk and caused to be posted at the Van Zandt County courthouse this notice of sale.

Declarants Name: _____
Date: _____