

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: April 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

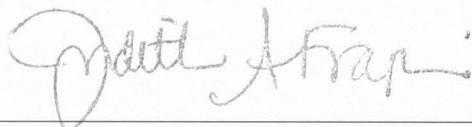
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 02, 1998 and recorded in Document VOLUME 1495, PAGE 0461 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2015-009193 real property records of VAN ZANDT County, Texas, with MATTHEW C JOHNSTON AND STACIE D JOHNSTON, grantor(s) and SUCCESS MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW C JOHNSTON AND STACIE D JOHNSTON, securing the payment of the indebtednesses in the original principal amount of \$70,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715



RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

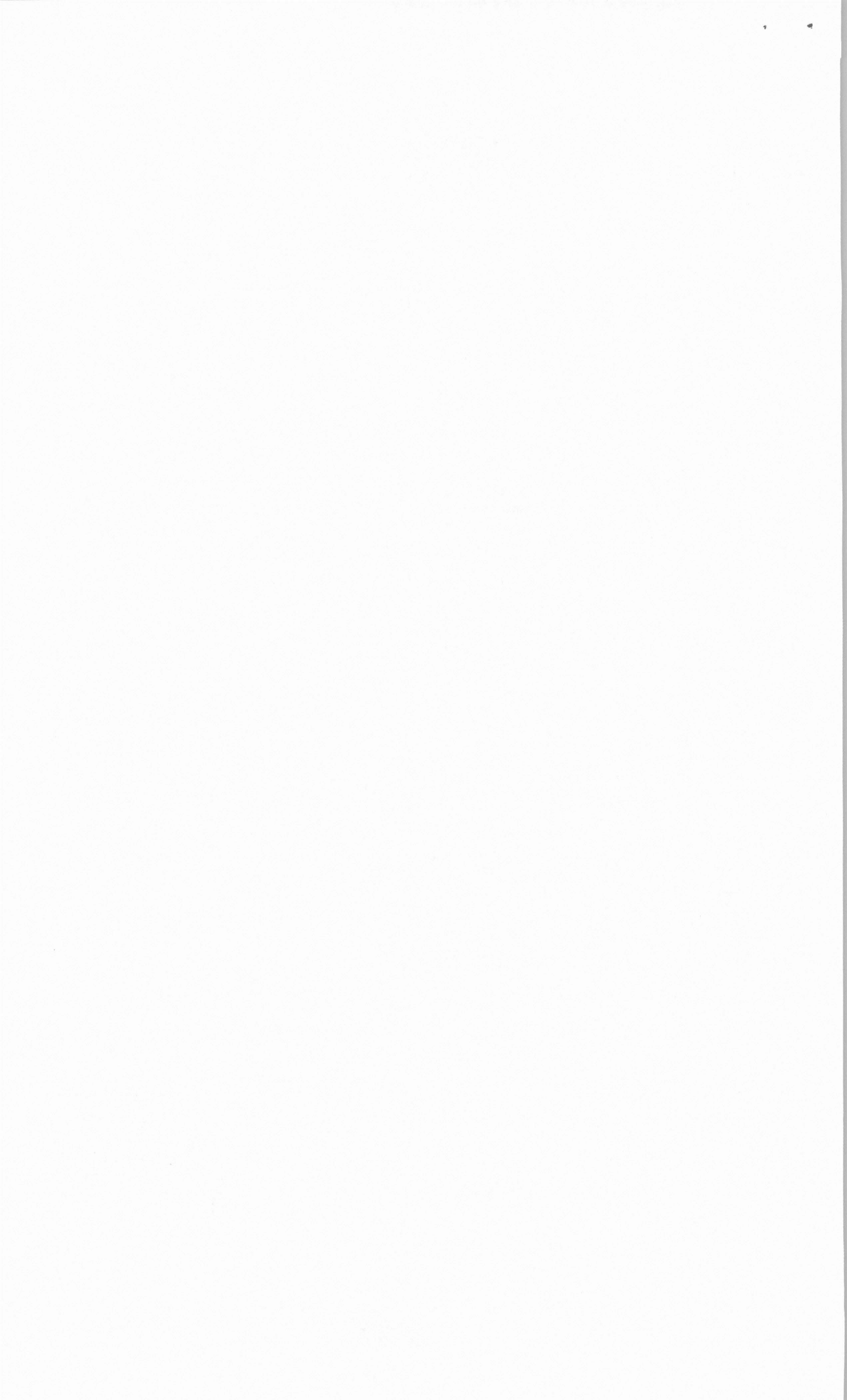
My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED FOR RECORD  
2019 JAN 31 AM 10:22  
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP.



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**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS, A PART OF THE WM. WILLS SURVEY, ABSTRACT NO. 934, MORE PARTICULARLY DESCRIBED AS A PART OF DESIGNATED TRACT 19 (6.57 ACRES) OF THE MORBRO SUBDIVISION (UNRECORDED); ALSO BEING A PART OF THAT CERTAIN CALLED EIGHTH TRACT AS DESCRIBED IN DEED TO MORBRO, INC., TRUSTEE, OF RECORD IN VOLUME 882, PAGE 168, OF THE DEED RECORDS OF SAID COUNTY;

BEGINNING AT A 40D NAIL FOUND SET IN THE CENTER OF A COUNTY ROAD FOR THE SOUTH CORNER OF THIS TRACT; BEING A POINT A CALLED SOUTH 15 DEG. 25 MIN. 16 SEC. EAST A DISTANCE OF 2255.34 FEET FROM THE NORTH CORNER OF SAID EIGHTH TRACT;

THENCE NORTH 43 DEG. 17 MIN. 31 SEC. WEST ALONG THE SOUTHWEST FENCE AND LINE OF SAID TRACT AT 35.2 FEET TO A 1/2 IRON ROD FOUND SET FOR REFERENCE IN NORTHWEST EDGE OF SAID ROAD AND CONTINUING A TOTAL DISTANCE OF 657.05 FEET TO A 3/8" IRON ROD FOUND SET FOR CORNER IN EXISTING FENCE;

THENCE NORTH 45 DEG. 48 MIN. 04 SEC. EAST ALONG FENCE AND LINE 333.59 FEET TO A 3/8" IRON ROD SET FOR CORNER IN SAME;

THENCE SOUTH 41 DEG. 52 MIN. 01 SEC. EAST A DISTANCE OF 682.84 FEET TO A 40D NAIL FOUND SET FOR CORNER IN SAID COUNTY ROAD; A 1/2" IRON ROD BEARS NORTH 41 DEG. 52 MIN. 01 SEC. WEST 46.0 FEET FOR WITNESS;

THENCE SOUTH 50 DEG. 22 MIN. 34 SEC. WEST A DISTANCE OF 317.23 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.



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