

20-055560

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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 as the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

FILED FOR RECORD

Deed of Trust Date: October 23, 2017	Original Mortgagor/Grantor: TONYA WYNETTE WRIGHT AND BRANT RAY WRIGHT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PRIMELENDING, A PLAINSCAPITAL COMPANY
Recorded in: Volume: n/a Page: n/a Instrument No: 2017-009341	Property County: VAN ZANDT
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

\* The mortgage servicer is authorized to represent the Mortgage 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$171,850.00, executed by BRANT WRIGHT and TONYA WRIGHT and payable to the order of Lender.

Property Address/Mailing Address: 3442 VZ COUNTY ROAD 3710, WILLS POINT, TX 75169

Legal Description of 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 F O L O W S :  
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 T R A C T ;



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, VAN ZANDT COUNTY, TEXAS.

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.

<b>Date of Sale:</b> January 04, 2022	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PRIMELENDING, A PLAINSCAPITAL COMPANY*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *PRIMELENDING, A PLAINSCAPITAL COMPANY* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagee, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore

William Attmore

Attorney for Centar Federal Savings Bank

State Bar No.:24064844

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Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

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