

JUN 12 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP1260 WOODLAND ST
CANTON, TX 75103

0000009786237

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: September 05, 2023

Time: The sale will begin at 11:00 AM 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 July 10, 2014 and recorded in Document CLERK'S FILE NO. 2014-005780 real property records of VAN ZANDT County, Texas, with CHRISTOPHER W BORDELON A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHRISTOPHER W BORDELON A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$112,917.00, 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

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-12-23 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: Michelle Pangle
Date: 6-12-23

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE JESSE STOCKWELL SURVEY, ABSTRACT NO. 760, VAN ZANDT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO RON HOOVER IN DOCUMENT NO. 2009-001630, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, BEING A PART OF LOT 6, BLOCK 1 OF WOODLAND ACRES ADDITION, AN ADDITION TO THE CITY OF CANTON, AS RECORDED IN GLIDE 31A, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR THE WEST CORNER OF SAID LOT 6, BLOCK 1, FROM WHICH A 1 INCH STEEL PIPE FOUND BEARS NORTH 38 DEGREES 05 MINUTES 23 SECONDS EAST AT 6.84 FEET FOR WITNESS;

THENCE NORTH 45 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID LOT 6, 124.48 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR THE NORTH CORNER OF SAID LOT 6, FROM WHICH A 1/2 INCH STEEL ROD FOUND BEARS NORTH 45 DEGREES 35 MINUTES 00 SECONDS EAST AT 124.48 FEET FOR WITNESS;

THENCE SOUTH 42 DEGREES 24 MINUTES 15 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 6, 186.01 FEET TO A CHAIN LINK FENCE POST FOUND FOR CORNER, FROM WHICH A 5/8 INCH STEEL ROD FOUND BEARS SOUTH 42 DEGREES 24 MINUTES 15 SECONDS EAST AT 16.78 FEET FOR WITNESS;

THENCE SOUTH 42 DEGREES 48 MINUTES 45 SECONDS WEST, CROSSING SAID LOT 6, 124.24 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID LOT 6, FROM WHICH A 1/2 INCH STEEL ROD FOUND BEARS SOUTH 42 DEGREES 34 MINUTES 52 SECONDS EAST AT 10.80 FEET FOR WITNESS;

THENCE NORTH 42 DEGREES 34 MINUTES 52 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 6, 192.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 OF AN ACRE OF LAND.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 11, 2009 FROM RON HOOVER, A SINGLE PERSON TO JAMES P.O'LEARY AND MARGARET J. O'LEARY, RECORDED IN DOCUMENT NO. 2009-006856, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.