

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/8/2015	<b>Grantor(s)/Mortgagor(s):</b> STACI D. ARCE AND GREGORY ARCE, WIFE AND HUSBAND
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST CHOICE LOAN SERVICES INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2015-003763	<b>Property County:</b> VAN ZANDT
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE 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.	

**Legal Description:** Legal Description attached as file.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Randy Daniel or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

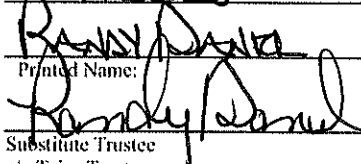
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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.**

Dated: 11/20/2023



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 11/20/23



Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED FOR RECORD

NOV 30 2023

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**MH File Number:** TX-23-100375-POS  
**Loan Type:** VA

0489328419 - Exhibit "A"

All that certain lot, tract or parcel of land situated within the James Douthit Survey, Abstract No. 198, Van Zandt County, Texas, same being all the called 1.0 acre and called 17.70 acres conveyed to Dale Acord and Edee Fay Acord in Document No. 2009-009683, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch steel rod found for the most northeasterly corner of said Acord tracts;  
THENCE South 03 degrees 43 minutes 12 seconds East, with the west right-of-way of State Highway No. 19, 76.40 feet to a concrete monument found for corner;  
THENCE South 02 degrees 49 minutes 19 seconds East, with the west right-of-way of State Highway No. 19, 200.88 feet to a 1/2 inch steel rod found for corner;  
THENCE South 87 degrees 04 minutes 09 seconds West, 176.92 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;  
THENCE South 02 degrees 40 minutes 57 seconds East, 503.87 feet to a x-tie fence post found for corner;  
THENCE South 87 degrees 46 minutes 58 seconds West, 83.50 feet to a 6 inch steel fence post found for corner;  
THENCE South 72 degrees 07 minutes 56 seconds West, 1568.06 feet to a x-tie fence post found for corner;  
THENCE North 44 degrees 57 minutes 37 seconds West, 65.42 feet to a 12 inch cedar fence post found for corner;  
THENCE North 44 degrees 41 minutes 37 seconds East, 578.70 feet to a 36 inch post oak tree found for corner;  
THENCE North 45 degrees 05 minutes 54 seconds East, 420.54 feet to a steel fence post found for corner;  
THENCE North 63 degrees 48 minutes 46 seconds East, 1176.21 feet to the Point of Beginning and containing 18.64 acres of land.

The above field notes were prepared from an actual on the ground survey, made under the direction and supervision of DENNIS VOGT, R.P.L.S. No. 5248, dated April 29, 2015.