

DEC 21 2023

3793 Vz Cr 3502, Wills Point, TX 75169

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

23-015590

**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: 03/05/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending 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.

**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 12/02/1998 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's File/Instrument Number 11780, Book 1495, Page 461, with Matthew C. Johnston and Stacie D. Johnston (grantor(s)) and Success Mortgage Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Matthew C. Johnston and Stacie D. Johnston, securing the payment of the indebtedness in the original 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.** 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 DEGREES 25 MINUTES 16 SECONDS EAST A DISTANCE OF 2255.34 FEET FROM THE NORTH CORNER OF SAID EIGHTH TRACT; THENCE NORTH 43 DEGREES 17 MINUTES 31 SECONDS WEST ALONG THE SOUTHWEST FENCE AND LINE OF SAID TRACT AT 35.2 FEET TO A 1/2 INCH IRON ROD FOUND SET FOR REFERENCE IN NORTHWEST EDGE OF SAID ROAD AND CONTINUING A TOTAL DISTANCE OF 637.05 FEET TO A 3/8 INCH IRON ROD FOUND SET FOR CORNER IN EXISTING FENCE;

THENCE NORTH 45 DEGREES 48 MINUTES 04 SECONDS EAST ALONG FENCE AND LINE 333.59 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER IN SAME;



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THENCE SOUTH 41 DEGREES 52 MINUTES 01 SECOND EAST A DISTANCE OF 682.84 FEET TO A 40D NAIL FOUND SET FOR CORNER IN SAID COUNTY ROAD; A 1/2 INCH IRON ROD BEARS NORTH 41 DEGREES 52 MINUTES 01 SECOND WEST 46.0 FEET FOR WITNESS;

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

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. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
3476 Stateview Blvd  
Fort Mill, SC 29715



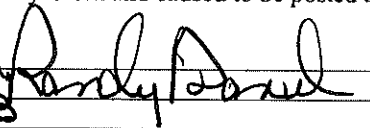
**SUBSTITUTE TRUSTEE**

Randy Daniel OR AUCTION.COM OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Cindy Daniel, Jim O'Bryant OR Kirk Schwartz, Candace Sissac c/o Albertelli Law  
2201 W Royal Lane, Suite 200  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Randy Daniel, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-21-03 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.

Declarant's Name:  
Date:

  
12-21-03