

FILED FOR RECORD

APR 04 2024

TS No.: 2024-05985
24-000042-568

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

Notice of Substitute Trustee 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: 06/04/2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Van Zandt County, Texas at the following location: **THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1472 VZ CR 1918, FRUITVALE, TX 75127

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/27/2020 and recorded 07/02/2020 in Document 2020-006050, real property records of Van Zandt County, Texas, with **Jonathan Montano, aka Jon Montano, a single man grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GSF MORTGAGE CORPORATION, A CORPORATION ITS SUCCESSOR AND ASSIGNS as Lender, SERVIS ONE, INC DBA BSI FINANCIAL SERVICES as Beneficiary.**

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jonathan Montano, aka Jon Montano, a single man,** securing the payment of the indebtedness in the original principal amount of \$215,277.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: **SEE EXHIBIT A**

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861

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.

Date: 4/12/2024

Marisa Vidrine
Printed Name: Marisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520
Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: www.auction.com or (800) 280-2832

I am Randy Davis whose address is 4424 Certificate of Posting
Houston, TX 77056. I declare under penalty of perjury that on 4/12/24 I filed this Notice of Foreclosure Sale at the office of the Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.

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EXHIBIT A

All that certain lot, tract or parcel of land situated within the John Wright Survey, Abstract No. 900, Van Zandt County, Texas, being part of Block 4 of the Berkeley - Fruitvale Properties, as recorded in Glide 150-A, Plat Records of Van Zandt County, Texas, same being that tract of land conveyed to Jeffrey Lynn Cotton in Volume 1303, Page 293, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a "Vannoy" capped steel rod found for the Northwest corner of said tract;

THENCE South 89 degrees 49 minutes 37 seconds East, passing a ½ inch steel rod found at 500.16 feet, in all 530.31 feet to a point for corner within County Road No. 1918 (a.k.a. Ridge Road);

THENCE South 00 degrees 20 minutes 01 seconds West, within County Road No. 1918 (a.k.a. Ridge Road), 424.02 feet to a point for corner, from which a nail found bears South 56 degrees 24 minutes 15 seconds East at 1.77 feet and a ½ inch steel rod set and capped "Vogt 5248" bears North 44 degrees 44 minutes 48 seconds West at 42.37 feet for witness;

THENCE North 89 degrees 49 minutes 37 seconds West, within County Road No. 1919 (a.k.a. Ridge Road Circle), 530.31 feet to a point for corner;

THENCE North 00 degrees 20 minutes 01 seconds East, passing a ½ inch steel rod found at 29.91 feet, in all 424.02 feet to the Point of Beginning and containing 5.16 acres of land.