

FILE FOR RECORD

MAY 22 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP  
00000010294577

5816 STATE HWY 110  
GRAND SALINE, TX 75140

**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: August 05, 2025

Time: The sale will begin at 10:00 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 September 03, 2019 and recorded in Document CLERK'S FILE NO. 2019-007958; AS AFFECTED BY CLERK'S FILE NO. 2020-008432 real property records of VAN ZANDT County, Texas, with EULETA M BARNES, MARRIED WOMAN AND SPOUSE, CHRISTOPHER DUNN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EULETA M BARNES, MARRIED WOMAN AND SPOUSE, CHRISTOPHER DUNN, securing the payment of the indebtednesses in the original principal amount of \$173,933.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



**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 RANDY DANIEL 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 5-22-25 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: 5-22-25

**EXHIBIT "A"**

BEING A 1.030 ACRE TRACT OF LAND SITUATED IN THE WILLIAM E. PACE SURVEY, ABSTRACT NO. 678, VAN ZANDT COUNTY, TEXAS, AND PART OF A CALLED 21.64 ACRE TRACT OF LAND CONVEYED TO NANCY BEASLEY THATCHER BY DEED RECORDED IN VOLUME 1548, PAGE 438, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING PART OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO NANCY BEASLEY THATCHER BY DEED RECORDED IN VOLUME 1793, PAGE 3, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS. SAID 1.030 ACRE TRACT, WITH REFERENCE BEARING OF NORTH 40 DEG. 35 MIN. 25 SEC. WEST, BEING AN EAST LINE OF A 10.657 ACRE TRACT OF LAND CONVEYED TO CRAIG GILLENLINE AND WIFE, KIM GILLENLINE BY DEED RECORDED IN VOLUME 1853, PAGE 341, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR AN EAST CORNER OF AFORESAID 10.657 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.69 ACRE TRACT OF LAND CONVEYED TO RALPH D. ROBERTSON AND SPOUSE, LORI A. ROBERTSON, BY DEED RECORDED IN VOLUME 1943, PAGE 406, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE NORTH 61 DEG. 54 MIN. 41 SEC. EAST, ALONG THE NORTH LINE OF AFORESAID 2.69 ACRE TRACT, A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR THE POINT OF BEGINNING;

THENCE OVER AND ACROSS AFORESAID 21.64 ACRE TRACT AND AFORESAID 1.00 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 42 DEG. 00 MIN. 53 SEC. WEST, A DISTANCE OF 139.22 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR CORNER;

NORTH 60 DEG. 53 MIN. 28 SEC. EAST, A DISTANCE OF 300.22 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR CORNER ON THE EAST LINE OF AFORESAID 1.00 ACRE TRACT AND THE COMMON WEST RIGHT OF WAY OF STATE HIGHWAY 110 (A 100' RIGHT OF WAY);

THENCE SOUTH 39 DEG. 45 MIN. 21 SEC. EAST, ALONG THE EAST LINE OF AFORESAID 1.00 ACRE TRACT AND THE COMMON WEST RIGHT OF WAY OF AFORESAID STATE HIGHWAY 110, A DISTANCE OF 210.42 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR THE NORTHEAST CORNER OF AFORESAID 2.69 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF AFORESAID 2.69 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 78 DEG. 32 MIN. 05 SEC. WEST, A DISTANCE OF 21.26 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR CORNER;

NORTH 86 DEG. 37 MIN. 27 SEC. WEST, A DISTANCE OF 114.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

SOUTH 61 DEG. 54 MIN. 41 SEC. WEST, A DISTANCE OF 191.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.030 ACRES OF LAND, MORE OR LESS.