

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: February 05, 2019

Time: The sale will begin at 10:00AM 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 November 05, 2013 and recorded in Document CLERK'S FILE NO. 2013-009321 real property records of VAN ZANDT County, Texas, with ANGELA KAYE BELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANGELA KAYE BELL, securing the payment of the indebtednesses in the original principal amount of \$157,653.00, 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

RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_  
Date: \_\_\_\_\_

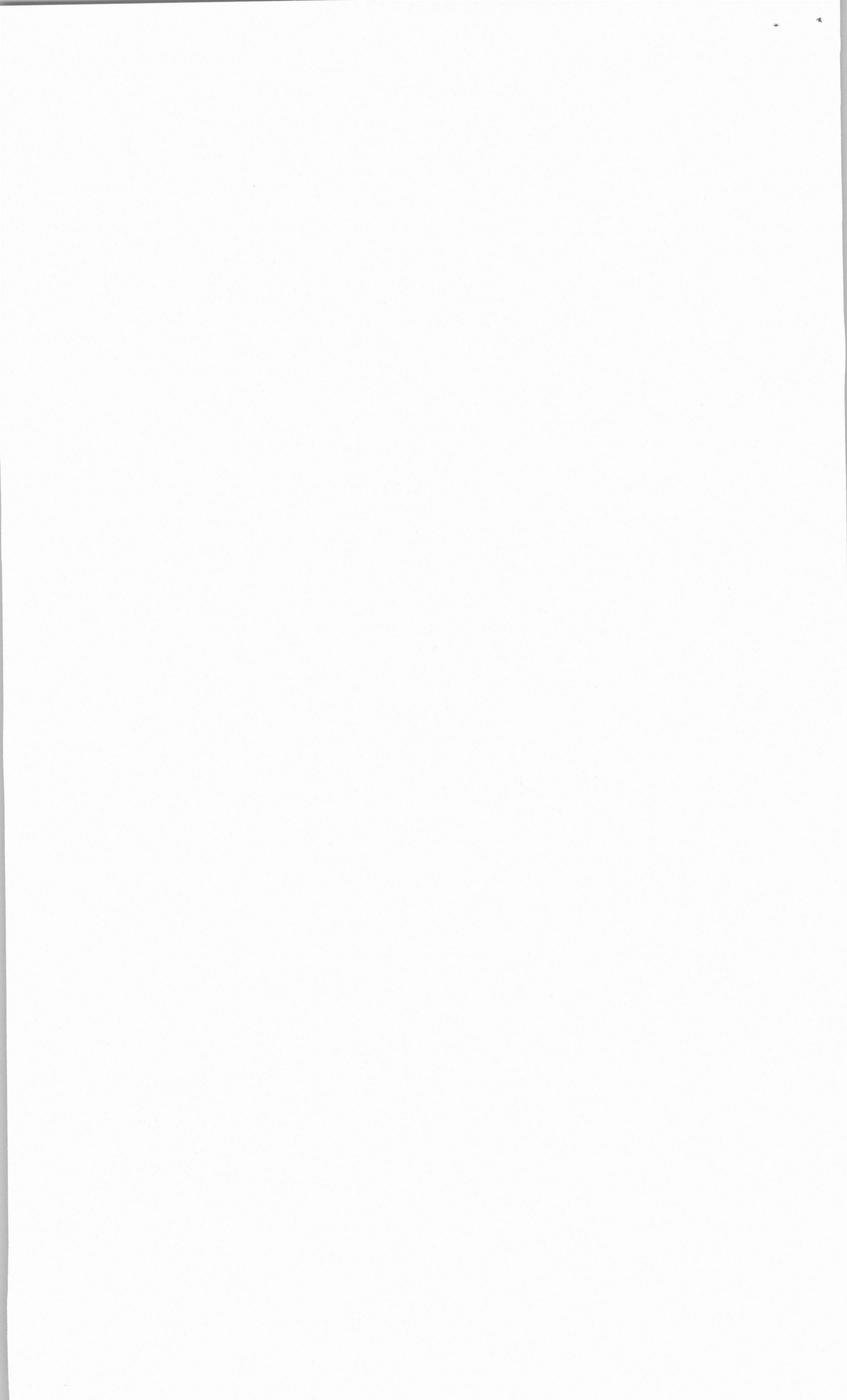
FILED FOR RECORD

JAN 14 2019

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



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**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE MARGARET NEAL SURVEY, ABSTRACT NO, 625, VAN ZANDT COUNTY, TEXAS,, BEING PART OF A CALLED 8.89 ACRE TRACT OF LAND (FIRST TRACT) AND A CALLED 9.134 ACRE TRACT OF LAND (SECOND TRACT) AS DESCRIBED IN A DEED TO L.E, MCHONE, AND WIFE DIXIE MCHONE RECORDED IN VOLUME 1248, PAGE 399, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 198 (100' R.O.W) AT THE MOST NORTH CORNER OF SAID 8.89 ACRE TRACT;

THENCE, SOUTH 59° 57' 19" EAST, ALONG THE NORTH LINE OF SAID 8.89 ACRE TRACT, A DISTANCE OF 813.45 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID 9.134 ACRE TRECT AT THE WEST CORNER OF SAID 8.89 ACRE TRACT;

THENCE, NORTH 45° 24, 40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 280.64 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTH CORNER THEREOF;

THENCE, SOUTH 05° 21' 20" WEST, ALONG THE EAST LINE OF SAID 8.89 ACRE TRACT, A DISTANCE OF 452.40 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER OF THE NORTHEAST CORNER OF A CALLED 8.49 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MAGIN GARRISON RECORDED UNDER CLERK'S FILE NO. 2011-008120, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, ALONG THE NORTH LINE OF SAID 8.49 ACRE TRACT AND THROUGH SAID 8.89 AND 9.134 ACRE TRACTS THE FOLLOWING COURSES AND DISTANCES;

NORTH 50° 13' 41" WEST, A DISTANCE OF 29.24 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

SOUTH 86° 30' 21" WEST, A DISTANCE OF 161,50 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER;

NORTH 86° 39' 28" WEST( A DISTANCE OF 460,73 FEET TO A 1/2" CAPPED IRAN ROD FOUND FOR CORNER:

NORTH 84° 50' 43' WEST, A DISTANCE OF 185,89 FEET TO EAST EDGE OF 3" METAL POST FOUND FOR CORNER IN THE SOUTHWEST LINE- OF SAID 8.89 ACRE TRACT OF THE NORTHWEST CORNER OF SAID 8.49 ACRE TRACT;

THENCE, NORTH 27° 32' 41" WEST, ALONG THE SOUTHWEST LINEOF SAID 8.89 ACRE TRACT, A DISTANCE OF 415.62 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF STATE HIGHWAY NO. 198 AT THE MOST WESTERLY CORNER OF SAID 8.89 ACRE TRACT;

THENCE, NORTH 35° 53' 55" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,527 ACRES OF LAND, MORE OF LESS.



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