

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 1:00PM 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.

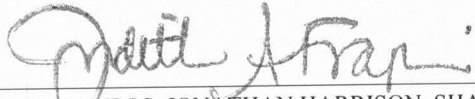
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 16, 2011 and recorded in Document CLERK'S FILE NO. 2011-001974 real property records of VAN ZANDT County, Texas, with JOHN JOSEPH PROUGH AND KARLA S PROUGH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN JOSEPH PROUGH AND KARLA S PROUGH, securing the payment of the indebtednesses in the original principal amount of \$68,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FLAGSTAR BANK, F.S.B. 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098



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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PLATE FOR RAYON

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**EXHIBIT "A"**

LEGAL: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE STOCKWELL SURVEY, ABSTRACT NO. 760, VAN ZANDT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO JERRY KUYKENDALL IN VOLUME 1853, PAGE 608, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND, IN THE SOUTHEAST RIGHT-OF-WAY OF COUNTY ROAD NO. 2101, FOR THE FAR NORTH OF SAID KUYKENDALL TRACT;

THENCE SOUTH 42 DEGREES 37 MINUTES 18 SECONDS EAST, 522.50 FEET TO A "STANGER" CAPPED STEEL ROD FOUND FOR OF, FROM WHICH A 1/2 INCH STEEL ROD FOUND BEARS NORTH 27 DEGREES 47 MINUTES 13 SECONDS WEST AT 2.10 FEET FOR WITNESS;

THENCE SOUTH 46 DEGREES 23 MINUTES.24 SECONDS WEST, 217.00 FEET TO A 1/2 INCH STEEL ROD FOUND FOR OF;

THENCE NORTH 43 DEGREES 29 MINUTES 09 SECONDS WEST, 40.44 FEET TO A 1/2 INCH STEEL ROD FOUND FOR OF;

THENCE SOUTH 47 DEGREES 10 MINUTES 05 SECONDS WEST, 208.41 FEET TO A 1/2 INCH STEEL ROD FOUND FOR OF IN THE NORTHEAST RIGHT-OF-WAY OF COUNTY ROAD NO. 2122;

THENCE NORTH 42 DEGREES 27 MINUTES 57 SECONDS WEST, WITH THE NORTHEAST RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 2122, 312.88 FEET TO A 1/2 INCH STEEL ROD FOUND FOR OF; THENCE NORTH 47 DEGREES 13 MINUTES 41 SECONDS EAST, 208 36 FEET TO A 1/2 INCH STEEL ROD FOUND FOR OF; THENCE NORTH 41 DEGREES 56 MINUTES 01 SECONDS WEST, 60.24 FEET TO A "STANGER" CAPPED STEEL ROD FOUND FOR CORNER;

THENCE NORTH 74 DEGREES 36 MINUTES 16 SECONDS EAST, 213.17 FEET TO A 1 INCH STEEL PIPE FOUND FOR OF;

THENCE NORTH 43 DEGREES 24 MINUTES 10 SECONDS WEST, 214.67 FEET TO A 1 INCH STEEL PIPE FOUND FOR OF;

THENCE NORTH 24 DEGREES 55 MINUTES 30 SECONDS WEST, 35.09 FEET TO A 1 INCH STEEL PIPE FOUND FOR OF IN THE SOUTHEAST RIGHT-OF-WAY OF COUNTY ROAD NO. 2101;

THENCE NORTH 75 DEGREES 17 MINUTES 16 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 2101, 30.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.43 ACRES OF LAND.



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