

FILED FOR RECORD

AUG 01 2019

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

COUNTRY ROAD 773 11323  
BEN WHEELER, TX 75754

00000007632953

**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: September 03, 2019

Time: The sale will begin at 1:00 PM 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 August 26, 2005 and recorded in Document VOLUME 2069, PAGE 89 real property records of VAN ZANDT County, Texas, with MARY ANN FAIRCHILD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARY ANN FAIRCHILD, securing the payment of the indebtednesses in the original principal amount of \$46,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-9 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CA 92806



COUNTRY ROAD 773 11323  
BEN WHEELER, TX 75754

00000007632953

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 JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL 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.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_



COUNTRY ROAD 773 11323  
BEN WHEELER, TX 75754

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VAN ZANDT

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, VAN ZANDT DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS, AS PART OF THE GEORGE HAMILTON SURVEY, ABSTRACT NO. 399 AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PART OF A CERTAIN 50 ACRE TRACT DESCRIBED AS "FOURTH TRACT" IN DEED FROM C.B. GULLEDGE TO A.M. GULLEDGE, DATED OCTOBER 18, 1930, AND NOW OF RECORD IN VOLUME 21, AT PAGE 610, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS;

BEGINNING AT A STAKE SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF STATE FARM ROAD NO. 773, AND 181 FEET NORTH 4 DEG. WEST FROM THE POINT OF ITS INTERSECTION LINE OF SAID 50 ACRE TRACT;

THENCE NORTH 4 DEG. WEST, WITH SAID RIGHT-OF-WAY LINE, 104.36 FEET TO STAKE FOR CORNER IN SAME;

THENCE EAST 208.71 FEET TO STAKE FOR CORNER;

THENCE NORTH 4 DEG. WEST, 104.36 FEET TO STAKE FOR CORNER;

THENCE EAST 104.36 FEET TO STAKE FOR CORNER;

THENCE SOUTH 4 DEG. EAST, 208.71 FEET TO STAKE FOR CORNER;

THENCE WEST 313.07 FEET TO THE PLACE OF BEGINNING, CONTAINING 1 ACRE OF LAND, MORE OR LESS.

BEING THE SAME LAND IN WARRANTY DEED DATED MARCH 8, 1995 FROM AVANELLE D. MURPHEY TO MARY ANN FARICHILD AND PAUL W. FAIRCHILD RECORDED IN VOLUME 1339, PAGE 76, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.





lawsuit. The last known address for defendant, Paul William Fairchild, Jr., is as follows: 416 Tangle Drive, Tool, Texas 75143.

4. None of the defendants who were personally served are in active military service.

5. The Loan Agreement between Mary Ann Fairchild and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

6. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

**ORDERED** that:

All of Mary Ann Fairchild's ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as Country Road 773 11323, Ben Wheeler, Texas 75754 ("Property") and legally described as:

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, VAN ZANDT DESCRIBED AS FOLLOWS:**

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS, AS PART OF THE GEORGE HAMILTON SURVEY, ABSTRACT NO. 399 AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:**

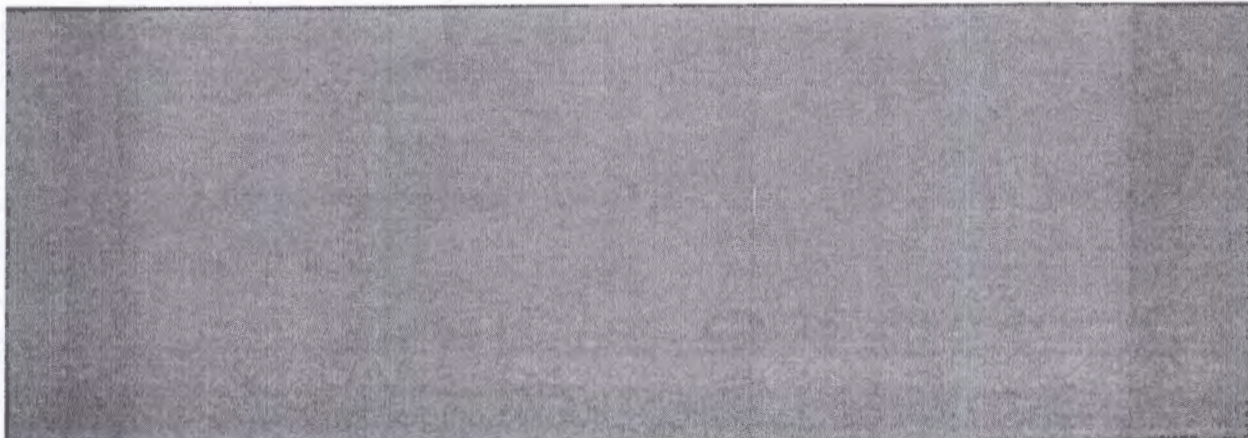
**BEING A PART OF A CERTAIN 50 ACRE TRACT DESCRIBED AS "FOURTH TRACT" IN DEED FROM C.B. GULLEDGE TO A.M. GULLEDGE, DATED OCTOBER 18, 1930, AND NOW OF RECORD IN VOLUME 21, AT PAGE 610, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS;**

**BEGINNING AT A STAKE SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF STATE FARM ROAD NO. 773, AND 181 FEET NORTH 4 DEG. WEST FROM THE POINT OF ITS INTERSECTION LINE OF SAID 50 ACRE TRACT;**

**THENCE NORTH 4 DEG. WEST, WITH SAID RIGHT-OF-WAY LINE, 104.36 FEET TO STAKE FOR CORNER IN SAME;**

**THENCE EAST 208.71 FEET TO STAKE FOR CORNER;**

**THENCE NORTH 4 DEG. WEST, 104.36 FEET TO STAKE FOR CORNER;**





**THENCE EAST 104.36 FEET TO STAKE FOR CORNER;**

**THENCE SOUTH 4 DEG. EAST, 208.71 FEET TO STAKE FOR CORNER;**

**THENCE WEST 313.07 FEET TO THE PLACE OF BEGINNING, CONTAINING  
1 ACRE OF LAND, MORE OR LESS.**

**BEING THE SAME LAND IN WARRANTY DEED DATED MARCH 8, 1995  
FROM AVANELLED. MURPHEY TO MARY ANN FAIRCHILD AND PAUL W.  
FAIRCHILD RECORDED IN VOLUME 1339, PAGE 76, REAL RECORDS OF  
VAN ZANDT COUNTY, TEXAS.**

**FURTHER ORDERED** plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated August 26, 2005 and filed in Volume 2069, Page 89 of the Official Public Records of Van Zandt County, Texas.

**FURTHER ORDERED** that this Judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

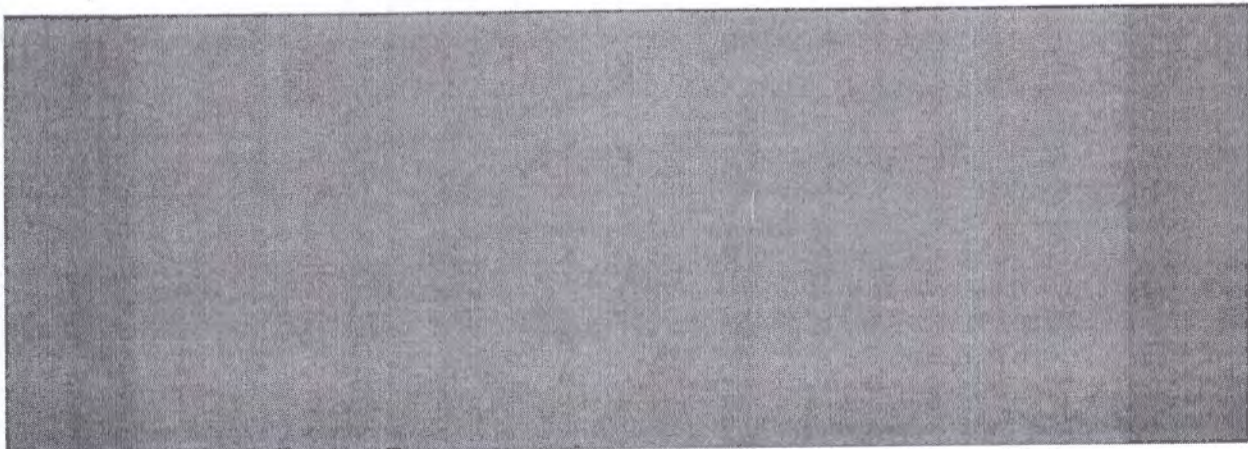
**FURTHER ORDERED** that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

**FURTHER ORDERED** that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

**FURTHER ORDERED** that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

**FURTHER ORDERED** that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

**FURTHER ORDERED** that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.



**FURTHER ORDERED** that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

**FURTHER ORDERED** that all other costs of court are taxed against the party incurring same.

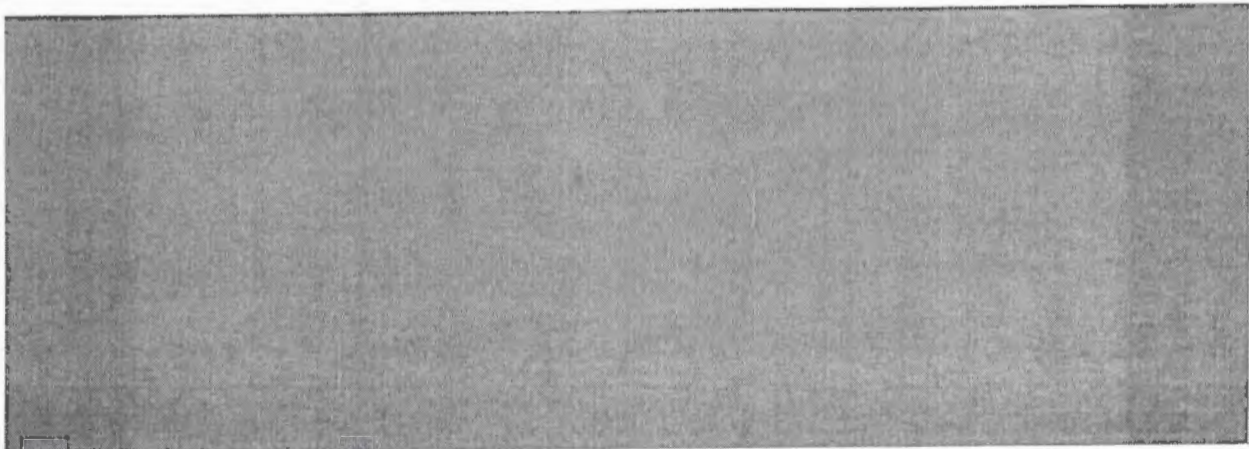
All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_ 2019

5/20/2019 12:26 PM

  
PRESIDING JUDGE





FILED FOR RECORD

AUG 01 2019

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

102 REMINGTON HILLS  
EUSTACE, TX 75124

0000005614417

**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: September 03, 2019

Time: The sale will begin at 11:00 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 December 12, 2002 and recorded in Document VOLUME 1794, PAGE 92 real property records of VAN ZANDT County, Texas, with JAMIE L THARP AND DAVID L THARP, grantor(s) and CHASE MANHATTAN BANK, USA, NA, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JAMIE L THARP AND DAVID L THARP, securing the payment of the indebtednesses in the original principal amount of \$89,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



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102 REMINGTON HILLS  
EUSTACE, TX 75124

0000005614417

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



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

102 REMINGTON HILLS  
EUSTACE, TX 75124

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00000005614417

VAN ZANDT

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, ON THE PLEASANT YOUNG SURVEY, ABSTRACT 978 AND BEING KNOWN AS LOT NUMBERS ONE AND TWO (1 AND 2) OF THE REMINGTON HILLS SUBDIVISIONS, AS SHOWN BY THE PLAT RECORDED IN GLIDE 209-A, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.



FILED FOR RECORD

AUG 01 2019

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

1402 VZ COUNTY ROAD 4714  
BEN WHEELER, TX 75754

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**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: September 03, 2019

Time: The sale will begin at 1:00 PM 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 February 14, 2008 and recorded in Document CLERK'S FILE NO. 2008-001581 real property records of VAN ZANDT County, Texas, with BARBARA ANN SHINN, grantor(s) and BANK OF AMERICA, NA, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BARBARA ANN SHINN, securing the payment of the indebtednesses in the original principal amount of \$223,500.00, 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 D/B/A CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



NTSS00000008176570

1402 VZ COUNTY ROAD 4714  
BEN WHEELER, TX 75754

00000008176570

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 JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL 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.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_



1402 VZ COUNTY ROAD 4714  
BEN WHEELER, TX 75754

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VAN ZANDT

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E.F. MITCHUSSON SURVEY, ABSTRACT NO. 583, VAN ZANDT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO BARBARA ANN SHINN IN VOLUME 1897, PAGE 631, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL SPIKE SET, WITHIN COUNTY ROAD NO. 4714, FOR THE NORTHWEST CORNER OF SAID SHINN TRACT;

THENCE: NORTH 85 DEGREES 46 MINUTES 50 SECONDS EAST, 300.00 FEET TO A "T. VOGT" CAPPED STEEL ROD FOUND FOR CORNER, FROM WHICH A "STANGER" CAPPED STEEL ROD FOUND BEARS NORTH 85 DEGREES 46 MINUTES 50 SECONDS EAST AT 351.84 FEET FOR WITNESS;

THENCE: SOUTH 00 DEGREES 14 MINUTES 11 SECONDS EAST, 150.00 FEET TO A "T. VOGT" CAPPED STEEL ROD FOUND FOR CORNER;

THENCE: SOUTH 85 DEGREES 46 MINUTES 50 SECONDS WEST, 300.00 FEET TO A STEEL SPIKE SET WITHIN COUNTY ROAD NO. 4714 FOR CORNER;

THENCE: NORTH 00 DEGREES 14 MINUTES 11 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.03 ACRE OF LAND, MORE OR LESS, OF WHICH APPROXIMATELY 0.10 OF AN ACRE LIES WITHIN THE RIGHT-OF-WAY OF SAID COUNTY ROAD NO 4714.