

FEB 23 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____, DEP129 IDAHO ST
VAN, TX 75790

0000009729443

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: April 04, 2023

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 January 23, 2015 and recorded in Document CLERK'S FILE NO. 2015-000942 real property records of VAN ZANDT County, Texas, with RONALD P. BREY AND KRISS A. BREY, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RONALD P. BREY AND KRISS A. BREY, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$116,496.00, 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

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.



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 2-23-23 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: 2-22-23

EXHIBIT "A"

FIELD NOTE DESCRIPTION FOR A 0.308 ACRE TRACT BEING LOCATED IN THE JOHN WALLING SURVEY ABSTRACT NO.: 891 AND BEING ALL THE SAME LAND CONVEYED TO RONALD P. BREY AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2010-009154 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 0.308 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE 4202. N.A.D. 1983.

BEGINNING AT A ½" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO FIRST BAPTIST CHURCH OF VANAS DESCRIBED AND RECORDED IN VOLUME 765, PAGE 773 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, SAME POINT ALSO BEING ON THE NORTH LINE OF IDAHO STREET;

THENCE SOUTH 87° 43' 37" WEST ALONG AND WITH THE NORTH LINE OF IDAHO STREET A DISTANCE OF 107.78 FEET TO A ½" IRON ROD SET FOR CORNER, SAME POINT BEING ON THE NORTH LINE OF IDAHO STREET, SAME POINT ALSO BEING THE SOUTHEAST CORNER OF THE HILLIARD FUNERAL HOME TRACT BEING 0.790 ACRES AS DESCRIBED BY THE TAX REFERENCE NUMBER R000020726 OF THE TAX RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE NORTH 03° 52' 40" WEST ALONG AND WITH THE EAST LINE OF SAID HILLIARD TRACT A DISTANCE OF 124.68 FEET TO A ½" IRON ROD SET FOR CORNER, SAME POINT BEING AN INTERIOR CORNER OF SAID HILLIARD TRACT;

THENCE NORTH 87° 43' 37" EAST ALONG AND WITH THE SOUTH LINE OF SAID HILLIARD TRACT A DISTANCE OF 107.85 FEET TO A ½" IRON ROD SET FOR CORNER, SAME POINT BEING ON THE SOUTH LINE OF A CALLED 0.280 ACRE TRACT CONVEYED TO BRYAN HILLIARD AS DESCRIBED AND RECORDED IN VOLUME 1196, PAGE 906 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF SAID FIRST BAPTIST CHURCH TRACT;

THENCE SOUTH 03° 50' 50" EAST ALONG AND WITH THE WEST LINE OF THE SAID FIRST BAPTIST CHURCH TRACT A DISTANCE OF 124.68 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.308 ACRES OF LAND.