

AUG 24 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
DEP

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: AUGUST 16, 2023

NOTE: Sale Contract described as follows:

Date: February 6, 2004
Maker: JIMMY A. PHIFER AND JOAN WEEKS
Payee: 1900 CAPITAL TRUST II, BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE successor to original lender
Original Principal
Amount: \$42,000.00

DEED OF TRUST: Purchase Money Deed of Trust described as follows:

Date: February 6, 2004
Grantor: JIMMY A. PHIFER AND JOAN WEEKS
Trustee: JOSEPH H. KELLY
Beneficiary: 1900 CAPITAL TRUST II, BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE successor to original lender
Recorded: INSTRUMENT NO. 2018004804, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS.

LENDER: 1900 CAPITAL TRUST II, BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE

BORROWER: JIMMY A. PHIFER AND JOAN WEEKS

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VAN ZANDT COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 2061 VZ COUNTY ROAD 3708, WILLS POINT, TEXAS 75169)

SUBSTITUTE TRUSTEE: RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JACK BECKMAN, KELLY GODDARD, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

October 3, 2023, the first Tuesday of the month, to commence at 11:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In VAN ZANDT County, Texas, at VAN ZANDT COUNTY COURTHOUSE, 121 E. DALLAS STREET, CANTON, TX 75103, THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Purchase Money Deed of Trust described as follows:

Date: February 6, 2004
Grantor: JIMMY A. PHIFER AND JOAN WEEKS
Trustee: JOSEPH H. KELLY
Beneficiary: 1900 CAPITAL TRUST II, BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE successor to original lender
Recorded: INSTRUMENT NO. 2018004804, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN VAN ZANDT COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 2061 VZ COUNTY ROAD 3708, WILLS POINT, TEXAS 75169)

SUBSTITUTE TRUSTEE: RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, RANDY

DANIEL, CINDY DANIEL, JIM O'BRYANT, JACK BECKMAN, KELLY GODDARD,
DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

Each Substitute Trustee is appointed effective as of August 16, 2023, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

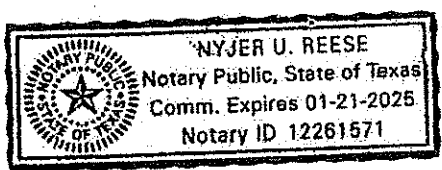
By: William Jennings

Name: William Jennings, Attorney for 1900 CAPITAL TRUST II, BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE and NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on August 16, 2023.



NYJER U. REESE
Notary Public, State of Texas

Notice of Sale executed by:
Randy Daniel

Name: Randy Daniel

Substitute Trustee

EXHIBIT A

BEING A TRACT OF LAND SITUATED IN THE J. HINNIN SURVEY, ABSTRACT NUMBER 308 AND THE ROBERT EARL SURVEY, ABSTRACT NUMBER 228 BOTH OF VAN ZANDT COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DEEDED TO TROY FURR AS RECORDED IN VOLUME 720, PAGE 374 DEED RECORDS, VAN ZANDT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE INTERSECTION OF COUNTY ROAD 3708 AND COUNTY ROAD 3709;

THENCE WEST, ALONG THE CENTERLINE OF COUNTY ROAD 3708 (60 FOOT RIGHT-OF-WAY) 326.41 FEET TO THE NORTH EAST CORNER OF THE L. J. KING TRACT, AS RECORDED IN DEED VOLUME 1125, PAGE 198 SAID DEED RECORDS;

THENCE S00°38'34"W, 30.03 FEET TO A FOUND 1/2 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD;

THENCE EAST, ALONG SAID RIGHT-OF-WAY LINE 152.86 FEET TO A SET 5/8 INCH IRON ROD;

THENCE S00°38'34"W, 569.94 FEET TO A SET 5/8 INCH IRON ROD;

THENCE WEST, 152.86 FEET TO A FENCE LINE, THE EAST LINE OF SAID L. J. KING TRACT, A 5/8 INCH IRON ROD SET;

THENCE N00°38'34"E, ALONG SAID FENCE AND EAST LINE OF SAID TRACT 569.94 FEET TO THE POINT OF BEGINNING, CONTAINING 2.800 ACRES OF LAND, MORE OR LESS.