

FEB 29 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP801 VZ COUNTY ROAD 3202
WILLS POINT, TX 75169

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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: April 02, 2024

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 October 14, 2021 and recorded in Document CLERK'S FILE NO. 2021-012050 real property records of VAN ZANDT County, Texas, with HSINYI HUANG AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HSINYI HUANG AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$292,400.00, 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 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, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING 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 2-29-24 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: 2-29-24

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VAN ZANDT

EXHIBIT "A"

TRACT ONE

BEING A TRACT OF LAND SITUATED IN THE WILLAM SHERMAN SURVEY, ABSTRACT NO. 761, VAN ZANDT COUNTY, TEXAS, AND BEING A PART OF THAT 8.279 ACRE TRACT OF LAND CONVEYED FROM EARL CUNNINGHAM ET UX, TO RAY E. APPLETON AS RECORDED IN VOLUME 1742, PAGE 319 OF THE DEED RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, SAID POINT BEING THE NORTH CORNER OF SAID 8.279 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TERRIE LYNN REAGAN AS RECORDED IN INSTRUMENT NO. 2010-009881 OF THE OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR WITNESS BEARS SOUTH 44°37'33" EAST A DISTANCE OF 49.12 FEET;

THENCE, SOUTH 44°37'33" EAST, ALONG THE SOUTHWEST LINE OF SAID REAGAN TRACT, A DISTANCE OF 1301.27 FEET TO A FENCE POST FOUND FOR CORNER IN THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBIN D. MORRIS AND SAMANTHA J. MORRIS AS RECORDED IN VOLUME 1117, PAGE 682 OF THE DEED RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, SOUTH 45°25'22" WEST, ALONG THE NORTHWEST LINE OF SAID MORRIS TRACT, A DISTANCE OF 279.36 FEET TO A FENCE POST FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL AS RECORDED IN VOLUME 1255, PAGE 678 OF THE DEED RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, NORTH 44°25'39" WEST, ALONG THE NORTHEAST LINE OF SAID INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL AND THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN L. LANDRUM SR. AND MARILYN LANDRUM AS RECORDED IN VOLUME 1367, PAGE 306 OF THE DEED RECORDS, VAN ZANDT COUNTY, TEXAS, A DISTANCE OF 959.10 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF MYRTLE SPRINGS WATER SUPPLY CORP. AS RECORDED IN INSTRUMENT NO. 2011-000092 OF THE OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, NORTH 45°18'56" EAST, A DISTANCE OF 210.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 44°37'33" WEST, A DISTANCE OF 341.86 FEET TO A POINT FOR CORNER FROM WHICH A 1/2" IRON ROD FOUND FOR WITNESS BEARS SOUTH 44°37'33" EAST A DISTANCE OF 51.16 FEET;

THENCE, NORTH 45°29'55" EAST, A DISTANCE OF 65.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 288,764 SQUARE FEET OR 6.629 ACRES OF LAND.

TRACT TWO

BEING A TRACT OF LAND SITUATED IN THE WILLIAM SHERMAN SURVEY, ABSTRACT NO. 761, VAN ZANDT COUNTY, TEXAS, AND BEING A PART OF THAT 8.279 ACRE TRACT OF LAND CONVEYED FROM EARL CUNNINGHAM ET UX, TO RAY E. APPLETON AS RECORDED IN VOLUME 1742, PAGE 319 OF THE DEED RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, SAID POINT BEING THE WEST CORNER OF SAID 8.279 ACRE TRACT FROM WHICH A 1/2" IRON ROD FOUND FOR WITNESS BEARS SOUTH 44°25'39" EAST A DISTANCE OF 57.70 FEET, SAID POINT ALSO BEING THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO MYRTLE SPRINGS WATER SUPPLY CORP. AS RECORDED IN INSTRUMENT NO. 2011-000092 OF THE OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, NORTH 45°29'55" EAST, A DISTANCE OF 209.45 FEET TO POINT FOR CORNER FROM WHICH A 1/2" IRON ROD FOUND FOR WITNESS BEARS SOUTH 44°37'33" EAST A DISTANCE OF 51.16 FEET;

THENCE, SOUTH 44°37'33" EAST, A DISTANCE OF 341.86 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 45°18'56" WEST, A DISTANCE OF 210.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF SAID MYRTLE SPRINGS WATER SUPPLY CORP. TRACT;

THENCE, NORTH 44°25'39" WEST, ALONG THE NORTHEAST LINE OF SAID MYRTLE SPRINGS WATER SUPPLY CORP. TRACT, A DISTANCE OF 342.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 71,877 SQUARE FEET OR 1.650 ACRES OF LAND.