

FILED FOR RECORD

JAN 10 2019

3442 Vz County Road 3710 , Wills Point, TX 75169

SUSAN STRICKLAND 18-031156  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**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: 03/05/2019

Time: Between 10AM - 1PM and beginning not earlier than 10AM - 1PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/23/2017 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's File/Instrument Number, 2017-009341 with TONYA WYNETTE WRIGHT and BRANT RAY WRIGHT (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TONYA WYNETTE WRIGHT and BRANT RAY WRIGHT, securing the payment of the indebtedness in the original amount of \$171,830.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PrimeLending, A PlainsCapital Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING 1.78 ACRES OF LAND SITUATED IN THE E. HUGHART SURVEY, ABSTRACT NO. 338, VAN ZANDT COUNTY, TEXAS, BEING A PART OF LOT 19, BLOCK B, OF TIMBER TRAIL ACRES, AN ADDITION TO VAN ZANDT COUNTY, TEXAS, AS FOUND RECORDED IN GLIDE 140A OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 1.777 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED, DATED JUNE 6, 2011, FROM RANDY DANIEL, SUBSTITUTE TRUSTEE, TO FEDERAL HOME LOAN MORTGAGE CORPORATION, RECORDED IN DOCUMENT NO. 2011-004221 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 1.78 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD (FOUND) FOR CORNER AT THE SOUTH CORNER OF LOT 19, BLOCK B, OF TIMBER TRAIL ACRES, AT THE SOUTH CORNER OF THE ABOVE REFERENCED 1.777 ACRE TRACT, AND BEING LOCATED AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3710 WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3725;

THENCE: NORTH 45 DEG. 11 MIN. 02 SEC. WEST, WITH THE SOUTHWEST LINE OF LOT 19, WITH THE SOUTHWEST LINE OF SAID 1.777 ACRE TRACT, AND WITH THE NORTHEAST RIGHT-OF-WAY LINE



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OF COUNTY ROAD NO. 3725, A DISTANCE OF 307.18 FEET TO A 5/8 INCH IRON ROD (FOUND) FOR CORNER AT THE WEST CORNER OF LOT 19 AND AT THE WEST CORNER OF SAID 1.777 ACRE TRACT;

THENCE: NORTH 44 DEG. 49 MIN. 16 SEC. EAST, WITH THE NORTHWEST LINE OF LOT 19 AND WITH THE NORTHWEST LINE OF SAID 1.777 ACRE TRACT, A DISTANCE OF 251.18 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE NORTH CORNER OF SAID 1.777 ACRE TRACT AND AT WEST CORNER OF THAT CERTAIN CALLED 2.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM WELLS FARGO BANK, N.A. TO COREY L. SMITH AND LEVERY K. SMITH, RECORDED IN VOLUME 2244, PAGE 510 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 45 DEG. 27 MIN. 34 SEC. EAST, OVER AND ACROSS LOT 19, WITH THE NORTHEAST LINE OF SAID 1.777 ACRE TRACT, AND WITH THE SOUTHWEST LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 306.91 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER IN THE SOUTHEAST LINE OF LOT 19, AT THE EAST CORNER OF SAID 1.777 ACRE TRACT, AT THE SOUTH CORNER OF SAID 2.00 ACRE TRACT, AND BEING LCOATED IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3710;

THENCE: SOUTH 44 DEG. 45 MIN. 34 SEC. WEST, WITH THE SOUTHEAST LINE OF LOT 19, WITH THE SOUTHEAST LINE OF SAID 1.777 ACRE TRACT, AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3710 A DISTANCE OF 252.65 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 1.78 ACRES OF LAND.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LINE DATED NOVEMBER 8, 2016 FROM JAMES C. TRAVIS AND WIFE, RAYLIE TRAVIS TO NT PREMIER PAINTING LLC, RECORDED NI DOCUMENT 2016-009847, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. CORRECTED IN ERROR CORRECTION AFFIDAVIT, RECORDED IN DOCUMENT NO. 2017-004460., REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.

**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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PrimeLending, A PlainsCapital Company, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB  
Attn: Fc 425 Phillips Blvd  
Ewing, NJ 08618



**SUBSTITUTE TRUSTEE**

Randy Daniel,  
1320 Greenway Drive, Suite 300 Irving, TX 75038  
OR 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 whose address is 1 Mauchly,  
Irvine, CA 92618

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

My commission expires: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: \_\_\_\_\_