

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/2/2003

Grantor(s)/Mortgagor(s):
KENNETH A. WALTERS, AN UNMARRIED
MAN

Original Beneficiary/Mortgagee:
KELAIR MORTGAGE CORP.

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 1882
Page: 543
Instrument No: 00013497

Property County:
VAN ZANDT

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

FILED FOR RECORD
2019 DEC 19 AM 10:58
SUSAN STROCKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

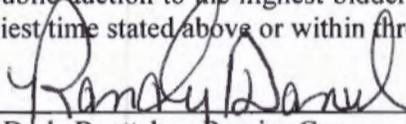
Date of Sale: 3/3/2020

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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



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 OBryant, Randy Daniel or
Cindy Daniel or Jim OBryant
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-75561-POS
Loan Type: FHA

EXHIBIT "A"

BEING 0.513 of an acre of land situated within the corporate limits of the City of Wills Point, Van Zandt County, Texas, part of the Wm. W. Hobbs Survey, Abstract No. 396, part of Lot 5, in Block 1, of the Wm. James Addition to the Town of Wills Point, Texas, according to the map or plat of said addition as the same appears of record in Volume V, Pages 446 and 447 of the Deed Records of Van Zandt County, Texas, and being all of that certain lot, tract or parcel of land referred to in a Warranty Deed with Vendors Lien, dated October 11, 1984, from David Glenn Strutton and Janice Hays Strutton to Edward Ussery and wife, Charlotte Ussery, recorded in Volume 1040, Page 16 of the Deed Records of Van Zandt County, Texas, being further described as 0.519 acre of land in a Warranty Deed, dated April 20, 1982, from Kelles Miller to David Glenn Strutton and wife, Janice Hays Strutton, recorded in Volume 977, Page 808 of the Deed Records of Van Zandt County, Texas. Said 0.513 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod (found) for corner at the recognized North corner of Lot 5, in Block 1, of the Wm. James Addition to the Town of Wills Point, at the North corner of the above referenced 0.519 acre tract, at the East corner of that certain called 0.241 acre tract described in a General Warranty Deed from Kay L. Crosby, et al, to Crosby Enterprise, Inc., recorded in Volume 1820, Page 293 of the Real Records of Van Zandt County, Texas, and being located in the Southwest line of Canton Avenue;

THENCE: South 45 deg. 26 min. 05 sec. East, with the Northeast line of said 0.519 acre tract, with the Northeast line of Lot 5, and with the Southwest line of Canton Avenue, a distance of 79.76 feet to a 1/2 inch iron rod (found) for corner at the East corner of said 0.519 acre tract and at the North corner of that certain lot, tract or parcel of land described in a Correction Warranty Deed with Vendors Lien from Wilma T. Riley, et al, to Gary W. Sewell and wife, Patricia A. Sewell, recorded in Volume 1410, Page 971 of the Real Records of Van Zandt County, Texas;

THENCE: South 45 deg. 00 min. 00 sec. West (Bearing Base, per Vol. 977, Pg. 808, D.R.V.Z.C.T.), with the Southeast line of said 0.519 acre tract and with the Northwest line of said Sewell lot, a distance of 285.77 feet to a 1/2 inch iron rod (found) for corner at the South corner of said 0.519 acre tract and at the West corner of said Sewell lot;

THENCE: North 45 deg. 34 min. 14 sec. West, with the Southwest line of said 0.519 acre tract, a distance of 76.10 feet to a 60d nail (found) by cross-tie corner post at the West corner of said 0.519 acre tract and in the recognized Northwest line of Lot 5;

THENCE: North 44 deg. 15 min. 56 sec. East, with the Northwest line of said 0.519 acre tract and with the recognized Northwest line of Lot 5, a distance of 287.28 feet back to the PLACE OF BEGINNING and containing 0.513 of an acre of land.