

FILED FOR RECORD

2020 APR 13 PM 12: 53

375 BEARD ST  
CANTON, TX 75103

SUSAN STRICKLAND 0000008737520  
COUNTY CLERK, VAN ZANDT CO., TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY \_\_\_\_\_ DEP.

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: May 05, 2020

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 September 07, 2005 and recorded in Document VOLUME 2068 PAGE 477 real property records of VAN ZANDT County, Texas, with ALTON BROUSSARD II, grantor(s) and SOUTHSIDE BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALTON BROUSSARD II, securing the payment of the indebtednesses in the original principal amount of \$40,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING, LLC 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. BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BAYVIEW LOAN SERVICING  
4425 PONCE DE LEON BLVD  
5TH FLOOR  
CORAL GABLES, FL 33146



NTSS0000008737520

**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 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 O'BRYANT, 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.

*Il sb*

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 4-13-20 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: 4-13-20

**EXHIBIT "A"**

BEING A TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JESSE STOCKWELL SURVEY. ABSTRACT NUMBER 760, CITY OF CANTON, VAN ZANDT COUNTY, TEXAS, BEING ALL OF LOT 6, OF THE SLAUGHTER ADDITION, AN ADDITION TO THE CITY OF CANTON, VAN ZANDT COUNTY, TEXAS AS RECORDED IN VOLUME 496, PAGE 23, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 35 IN A DEED TO SAN DAVID LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 1761, PAGE 513, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF BEARD STREET (25' R.O.W.) AT THE COMMON NORTH CORNER OF SAID TRACT 35 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS SEVENTH TRACT IN A DEED TO RICHARD WATSON, ET UX, AS RECORDED IN VOLUME 933, PAGE 75, DEED RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, SOUTH 09° 00' 00" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 91.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON SOUTH CORNER OF SAID TRACT 35 AND SEVENTH TRACT;

THENCE, NORTH 81° 17' 34" WEST, ALONG THE SOUTH LINE OF SAID TRACT 35, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID TRACT 35;

THENCE, NORTH 09° 00' 00" EAST, ALONG THE WEST LINE OF SAID TRACT 35, A DISTANCE OF 91.00 FEET TO A "X" SET IN CONCRETE FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BEARD STREET;

THENCE, SOUTH 81° 17' 34" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.146 ACRES OF LAND.