

NOV 12 2024

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

00000009958265

910 WILLOW DRIVE
WILLS POINT, TX 75169**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: December 03, 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 March 31, 2016 and recorded in Document CLERK'S FILE NO. 2016-002967; AS AFFECTED BY DOCUMENT NO. 2024-009380 real property records of VAN ZANDT County, Texas, with CODY MICHAEL UNDERWOOD, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CODY MICHAEL UNDERWOOD, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$120,308.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW 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. FLAGSTAR BANK, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA
5151 CORPORATE DRIVE
TROY, MI 48098

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 11-12-24 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: 11-12-24

EXHIBIT "A"

BEING LOTS 64, 65, 66 AND PART OF LOT 67 (METES AND BOUNDS FOR A PORTION OF LOT 67 DESCRIBED BELOW), WILLOW LAKE ESTATES UNIT NO. 3, REVISED, AN ADDITION TO THE TOWN OF WILLS POINT, VAN ZANDT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN GLIDE 147A, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION FOR A PORTION OF LOT 67:

BEING A PART OF LOT 67, WILLOW LAKE ESTATES, UNIT NO. 3 (REVISED), AN ADDITION TO VAN ZANDT COUNTY, TEXAS AS RECORDED IN GLIDE 147A, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH STEEL ROD FOUND FOR THE NORTH CORNER OF SAID LOT 67;

THENCE SOUTH 45 DEGREES 13 MINUTES 46 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 67, 166.56 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR CORNER IN THE NORTH LINE OF WILLOW DRIVE, FROM WHICH A 3/8 INCH STEEL ROD FOUND BEARS SOUTH 56 DEGREES 24 MINUTES 54 SECONDS EAST AT 5.13 FEET FOR WITNESS;

THENCE WITH A NON-TANGENT CURVE TO THE RIGHT IN A SOUTHWEST DIRECTION, ALONG THE NORTH LINE OF WILLOW DRIVE, SAID CURVE HAVING A RADIUS OF 175.16 FEET AND A CHORD BEARING SOUTH 39 DEGREES 23 MINUTES 16 SECONDS WEST - 34.11 FEET, FOR A LENGTH OF 34.16 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248";

THENCE SOUTH 44 DEGREES 58 MINUTES 29 SECONDS WEST, WITH THE NORTH LINE OF WILLOW DRIVE, 16.08 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR CORNER, FROM WHICH A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR THE SOUTHWEST CORNER OF SAID LOT 67 BEARS SOUTH 44 DEGREES 58 MINUTES 29 SECONDS WEST AT 10.00 FEET FOR WITNESS;

THENCE NORTH 45 DEGREES 11 MINUTES 24 SECONDS WEST, CROSSING SAID LOT 67, 169.88 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR CORNER IN THE NORTHWEST LINE OF SAID LOT 67, FROM WHICH A 3/8 INCH STEEL ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 67 BEARS SOUTH 44 DEGREES 58 MINUTES 29 SECONDS WEST AT 10.00 FEET;

THENCE NORTH 44 DEGREES 58 MINUTES 29 SECONDS EAST, WITH THE NORTHWEST LINE OF LOT 67, 49.92 FEET TO THE POINT OF BEGINNING AND CONTAINING .19 OF AN ACRE OF LAND.