

OCT 03 2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP \_\_\_\_\_  
00000009510223385 VZ COUNTY ROAD 4108  
CANTON, TX 75103**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: November 05, 2024

Time: The sale will begin at 1:00 PM 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 April 14, 2006 and recorded in Document VOLUME 2129, PAGE 561 real property records of VAN ZANDT County, Texas, with JOHN E HATCH AND DIANA S HATCH, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN E HATCH AND DIANA S HATCH, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$168,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

**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 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.

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**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 10/3/24 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: 10/3/24

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING 1.92 ACRES OF LAND, MORE OR LESS, SITUATED IN THE E.W. WILEY SURVEY, A-929, VAN ZANDT COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED ON THE CONTINUATION FROM ATTACHED.

BEING A 1.92 ACRE TRACT OF LAND SITUATED WITHIN THE E.W. WILEY SURVEY, ABSTRACT NO. 929, VAN ZANDT COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 2.96 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED, DATED SEPTEMBER 18, 1998, FROM NATHAN B. POLLOCK, ET UX, TO THE NATHAN B. POLLOCK AND BERTHA LEE POLLOCK REVOCABLE LIVING TRUST, RECORDED IN VOLUME 1484, PAGE 357, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 1.92 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE EAST CORNER OF THE ABOVE REFERENCED 2.93 ACRE TRACT AND BEING LOCATED IN THE NORTHWEST LINE OF COUNTY ROAD NO. 4108 (A.K.A. MARSH LANE, A 60.0' RIGHT-OF-WAY);

THENCE: SOUTH 41 DEGREES 57' 25" WEST, WITH THE SOUTHEAST LINE OF SAID 2.93 ACRE TRACT AND WITH THE NORTHWEST LINE OF COUNTY ROAD NO. 4108, A DISTANCE OF 258.93 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER AT THE EAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM N.B. POLLOCK AND BERT POLLOCK TO BOB HUSEBY, ET UX, RECORDED IN VOLUME 1341, PAGE 10, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: NORTH 46 DEGREES 23' 37" WEST, ACROSS SAID 2.93 ACRE TRACT AND WITH THE NORTHEAST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 323.66 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER IN THE NORTHWEST LINE OF SAID 2.93 ACRE TRACT AND THE NORTH CORNER OF SAID 1.00 ACRE TRACT;

THENCE: NORTH 41 DEGREES 53' 03" EAST, WITH THE NORTHWEST LINE OF SAID 2.93 ACRE TRACT, A DISTANCE OF 258.92 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE NORTH CORNER OF SAID 2.93 ACRE TRACT;

THENCE: SOUTH 46 DEGREES 23' 48" EAST (BEARING BASE, PER VOL. 1481, PG. 357), WITH THE NORTHEAST LINE OF SAID 2.93 ACRE TRACT, A DISTANCE OF 323.99 FEET BACK TO THE PLACE OF BEGINNING, AND CONTAINING 1.92 ACRES OF LAND.