

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: January 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners

FILED FOR RECORD
2018 NOV -9 AM 10:12
PAM PEARSON
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 2010 and recorded in Document CLERK'S FILE NO. 2010-009994 real property records of VAN ZANDT County, Texas, with GARRY RAY MAYNARD AND JULIE MAYNARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GARRY RAY MAYNARD AND JULIE MAYNARD, securing the payment of the indebtednesses in the original principal amount of \$113,120.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, KELLY MAIN, BOB DICKERSON, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, MERYL OLSEN, JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACTS OR PARCELS OF LAND SITUATED IN THE DAVID T. BUNDY SURVEY, ABSTRACT NO. 68, VAN ZANDT COUNTY, TEXAS AND BEING PART OF TWO TRACTS OF LAND CONVEYED TO STEVEN AND MOLLIE M. CAMPBELL, RECORDED IN VOLUME 1060, PAGE 313, AND VOLUME 1075, PAGE 181, REAL RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION NEAR THE CENTER OF CROOKED CREEK ROAD AND THE SOUTHWEST LINE OF SOUTHRIDGE STREET, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT IN THE SOUTHEAST LINE OF SAID BUNDY SURVEY, ABSTRACT NO. 68, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS BEARS NORTH 45 DEGREES 00 MINUTES 31 SECONDS WEST - 25.0 FEET;

THENCE SOUTH 44 DEGREES 59 MINUTES 03 SECONDS WEST WITHIN SAID CROOKED CREEK ROAD AND THE SOUTHEAST LINE OF SAID BUNDY SURVEY A DISTANCE OF 178.49 FEET TO A POINT FOR CORNER, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 46 DEGREES 02 MINUTES 28 SECONDS WEST PASSING A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS AT 25.0 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 130.36 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER, THE WEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO CARLOS F. AND JALUNDA BOLTON, RECORDED IN VOLUME 1534, PAGE 407, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 49 MINUTES 03 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID BOLTON TRACT A DISTANCE OF 180.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTH CORNER OF HEREIN DESCRIBED TRACT AND THE EAST CORNER OF SAID BOLTON TRACT, SAID POINT BEING IN THE SOUTHWEST LINE OF SAID SOUTHRIDGE STREET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 10.0 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 130.34 TO THE PLACE OF BEGINNING AND CONTAINING 23,418.710 SQUARE FEET OR 0.537 ACRES OF LAND, MORE OR LESS.