

FILED FOR RECORD

3514 VZ County Road 3702, Wills Point TX 75169

2018 NOV -8 AM 9: 37

18-017233

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**  
SAMPSEARMAN  
PROPERTY CLERK, VAN ZANDT CO., TX

**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: 12/04/2018

Time: Between 10AM - 1PM and beginning not earlier than 10AM - 1PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/21/2013 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's File/Instrument Number, 2013-004209 with Matt D. Taylor and Kasey M. Taylor (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for City Bank Mortgage mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Matt D. Taylor and Kasey M. Taylor, securing the payment of the indebtedness in the original amount of \$162,494.00, 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.** BEING A 12.128 ACRE TRACT OF LAND SITUATED IN THE E. HUGHART SURVEY, ABSTRACT NUMBER 338, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.156 ACRE TRACT (TRACT 1) AND ALL OF A CALLED 4.06 ACRE TRACT (TRACT 2) AS MONUMENTED ON THE GROUND AND DESCRIBED IN DEED TO BOBBY G. PATTERSON ET UX, JUNE PATTERSON AS RECORDED IN VOLUME 1351, PAGE 598 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 12.128 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID CALLED 8.156 ACRE TRACT, THE EASTERNMOST CORNER OF A CALLED 14.43 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO DANIEL J. MACY AND WIFE, SARA J. MACY AS RECORDED IN VOLUME 997, PAGE 598 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING IN VAN ZANDT COUNTY ROAD 3702, FROM WHICH A 1 INCH IRON PIPE FOUND BEARS SOUTH 45 DEGREES 52 MINUTES 18 SECONDS WEST, A DISTANCE OF 49.89 FEET;

THENCE: SOUTH 07 DEGREES 16 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 8.156 ACRE TRACT AND ALONG SAID COUNTY ROAD, PASSING AT A DISTANCE OF 748.45 FEET THE SOUTHEAST CORNER OF SAID CALLED 8.156 ACRE TRACT AND THE EASTERNMOST NORTHEAST CORNER OF SAID CALLED 4.06 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 953.45 FEET TO THE EASTERNMOST CORNER OF SAID CALLED 4.06 ACRE TRACT AND THE NORTHERNMOST CORNER OF THE REMAINDER PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED TO LEACH AS RECORDED IN VOLUME 727, PAGE 52 OF SAID DEED RECORDS;



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THENCE: ALONG THE SOUTHEAST LINE OF SAID CALLED 4.06 ACRE TRACT AND THE NORTHWEST LINE OF SAID REMAINDER TRACT THE FOLLOWING CALLS:

SOUTH 49 DEGREES 09 MINUTES 15 SECONDS WEST, PASSING AT A DISTANCE OF 41.48 FEET A FENCE CORNER POST, IN ALL A TOTAL DISTANCE OF 281.69 FEET TO A 1/2 INCH IRON ROD FOUND;

SOUTH 59 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 52.85 FEET TO A 1/2 INCH IRON ROD FOUND;

SOUTH 38 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 95.80 FEET TO THE SOUTHERNMOST CORNER OF SAID CALLED 4.06 ACRE TRACT AND THE WESTERNMOST CORNER OF SAID REMAINDER TRACT, FROM WHICH A FENCE CORNER POST BEARS NORTH 34 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 2.55 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF SAID CALLED 4.06 ACRE TRACT THE FOLLOWING CALLS:

NORTH 41 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF 316.35 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE;

NORTH 42 DEGREES 20 MINUTES 24 SECONDS WEST, A DISTANCE OF 248.76 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN ELL CORNER OF A CALLED 234.357 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO KENDALL E. DELANO, ET UX, VALARIE J. DELANO AS RECORDED IN VOLUME 1275, PAGE 869 OF SAID REAL RECORDS, AND BEING NORTH 47 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 10.79 FEET FROM A 3/4 INCH IRON PIPE FOUND;

THENCE: NORTH 43 DEGREES 08 MINUTES 07 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID CALLED 4.06 ACRE TRACT AND A NORTHEAST LINE OF SAID CALLED 234.357 ACRE TRACT, A DISTANCE OF 182.19 FEET TO A 1 INCH IRON PIPE FOUND FOR THE WESTERNMOST CORNER OF SAID CALLED 4.06 ACRE TRACT AND THE SOUTHERNMOST CORNER OF AFORESAID CALLED 14.43 ACRE TRACT;

THENCE: NORTH 45 DEGREES 52 MINUTES 18 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 4.06 ACRE TRACT AND THE SOUTHEAST LINE OF SAID CALLED 14.43 ACRE TRACT, PASSING AT A DISTANCE OF 120.00 FEET THE NORTHERNMOST NORTHWEST CORNER OF SAID CALLED 4.06 ACRE TRACT AND THE WESTERNMOST CORNER OF AFORESAID CALLED 8.156 ACRE TRACTS, AND PASSING AT A TOTAL DISTANCE OF 181.38 FEET A 20 INCH POST OAK TREE WITH A 60D NAIL FOUND IN A CUT "X", IN ALL A TOTAL DISTANCE OF 975.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.128 ACRES OR 528,284 SQUARE FEET OF LAND OF WHICH 0.814 ACRES OR 35,450 SQUARE FEET OF LAND LIES WITHIN THE ROADWAY AREA, LEAVING A NET AREA OF 11.314 ACRES OR 492,834 SQUARE FEET OF LAND MORE OR LESS.

BEING THE SAME LAND IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY DATED FEBRUARY 23, 2005 FROM JUNE B. PATTERSON TO STEVEN RAY PEACOCK AND JERRIE DARLENE PEACOCK, RECORDED IN VOLUME 2010, PAGE 107, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.

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 §51.002, 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:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715



**SUBSTITUTE TRUSTEE**

Randy Daniel, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR 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 whose address is 1 Mauchly, Irvine, CA 92618

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

My commission expires: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: \_\_\_\_\_