

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: 11/06/2018

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 07/10/2014 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's File/Instrument Number, 2014-005780 with Christopher W. Bordelon (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for AMCAP Mortgage LTD dba Gold Financial Services mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Christopher W. Bordelon, securing the payment of the indebtedness in the original amount of \$112,917.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE JESSE STOCKWELL SURVEY, ABSTRACT NO. 760, VAN ZANDT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO RON HOOVER IN DOCUMENT NO. 2009-001630, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, BEING A PART OF LOT 6, BLOCK 1 OF WOODLAND ACRES ADDITION, AN ADDITION TO THE CITY OF CANTON, AS RECORDED IN GLIDE 31A, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR THE WEST CORNER OF SAID LOT 6, BLOCK 1, FROM WHICH A 1 INCH STEEL PIPE FOUND BEARS NORTH 38 DEGREES 05 MINUTES 23 SECONDS EAST AT 6.84 FEET FOR WITNESS;

THENCE NORTH 45 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID LOT 6, 124.48 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR THE NORTH CORNER OF SAID LOT 6, FROM WHICH A 1/2 INCH STEEL ROD FOUND BEARS NORTH 45 DEGREES 35 MINUTES 00 SECONDS EAST AT 124.48 FEET FOR WITNESS;

THENCE SOUTH 42 DEGREES 24 MINUTES 15 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 6, 186.01 FEET TO A CHAIN LINK FENCE POST FOUND FOR CORNER, FROM WHICH A 5/8 INCH



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STEEL ROD FOUND BEARS SOUTH 42 DEGREES 24 MINUTES 15 SECONDS EAST AT 16.78 FEET FOR WITNESS;

THENCE SOUTH 42 DEGREES 48 MINUTES 45 SECONDS WEST, CROSSING SAID LOT 6, 124.24 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID LOT 6, FROM WHICH A 1/2 INCH STEEL ROD FOUND BEARS SOUTH 42 DEGREES 34 MINUTES 52 SECONDS EAST AT 10.80 FEET FOR WITNESS;

THENCE NORTH 42 DEGREES 34 MINUTES 52 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 6, 192.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 OF AN ACRE OF LAND.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 11, 2009 FROM RON HOOVER, A SINGLE PERSON TO JAMES P. O'LEARY AND MARGARET J. O'LEARY, RECORDED IN DOCUMENT NO. 2009-006856, 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, NA, 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: _____