

251 EAST PENNSYLVANIA AVENUE  
VAN, TX 75790

FILED FOR RECORD

JUL 15 2019

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

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**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: September 03, 2019

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 26, 2015 and recorded in Document CLERK'S FILE NO. 2015-003770 real property records of VAN ZANDT County, Texas, with ADAM C SCHMIDTKE AND LESLIE E SCHMIDTKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ADAM C SCHMIDTKE AND LESLIE E SCHMIDTKE, securing the payment of the indebtednesses in the original principal amount of \$189,763.00, 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.

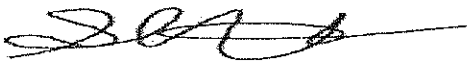
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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



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 DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, ANGIE USELTON, MONICA HENDERSON, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, 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.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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"**

BEING 1.83 ACRES OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF VAN, VAN ZANDT COUNTY, TEXAS, PART OF THE JOHN WALLING SR. SURVEY, ABSTRACT NO. 891, AND BEING A PART OF THAT CERTAIN CALLED 2.32 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED JULY 9, 2002, FROM WILLIAM HENRY BAKER, INDEPENDENT EXECUTOR, TO STEPHAN GREG EVANS AND WIFE, GAIL EVANS, RECORDED IN VOLUME 1734, PAGE 607 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 1.83 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 2.32 ACRE TRACT, AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.015 ACRE TRACT (TRACT 2) DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JEANE CALDWELL SENTER, BY AND THROUGH HER ATTORNEY-IN-FACE, RICHARD WAYNE SENTER, TO CHRISTOPHER NATHAN OVARD, RECORDED IN VOLUME 1561, PAGE 3 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING LOCATED IN THE ROADWAY OF E. PENNSYLVANIA AVENUE, FROM WHICH A 1/2 INCH IRON ROD WITH "STANGER" CUP (FOUND) AND USED FOR REFERENCE BEARS NORTH 00 DEG. 13 MIN. 20 SEC. WEST, A DISTANCE OF 20.00 FEET;

THENCE: NORTH 00 DEG. 13 MIN. 20 SEC. WEST (BEARING BASE, PER VOL. 1734, PG. 607, R.R.V.Z.C.T.), WITH THE WEST LINE OF SAID 2.31 ACRE TRACT AND WITH THE EAST LINE OF SAID 0.015 ACRE TRACT, A DISTANCE OF 322.44 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.477 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM STEPHAN GREG EVANS AND WIFE, GAIL LYNNE EVANS TO ED DARRAGH AND WIFE, GLENDA DARRAGH, RECORDED IN VOLUME 1932, PAGE 124 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD (FOUND) AND USED FOR REFERENCE BEARS NORTH 89 DEG. 49 MIN. 16 SEC. EAST, A DISTANCE OF 0.12 FEET;

THENCE: NORTH 89 DEG. 49 MIN. 16 SEC. EAST, OVER AND ACROSS SAID 2.32 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 0.477 ACRE TRACT, A DISTANCE OF 249.20 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.477 ACRE TRACT AND BEING LOCATED IN THE WEST LINE OF THAT CERTAIN CALLED 0.018 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM STEPHAN G EVANS AND WIFE, GAIL EVANS TO THE CITY OF VAN, TEXAS, RECORDED IN VOLUME 1911, PAGE 143 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD (FOUND) AND USED FOR REFERENCE BEARS NORTH 89 DEG. 49 MIN. 16 SEC. EAST, A DISTANCE OF 0.16 FEET;

THENCE: SOUTH 00 DEG. 36 MIN. 39 SEC. EAST, WITH THE WEST LINE OF SAID 0.018 ACRE TRACT AND WITH THE GENERAL LINE OF A CHAIN LINK FENCE, A DISTANCE OF 57.22 FEET TO A POINT FOR CORNER AT A CHAIN LINK CORNER POST (FOUND) MARKING THE SOUTHWEST CORNER OF SAID 0.018 ACRE TRACT;

THENCE SOUTH 88 DEG. 32 MIN. 44 SEC. EAST, WITH THE SOUTH LINE OF SAID 0.018 ACRE TRACT AND WITH THE GENERAL LINE OF A CHAIN LINK FENCE, A DISTANCE OF 9.23 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.018 ACRE TRACT, BEING LOCATED IN THE MOST NORTHERLY EAST LINE OF THE ABOVE MENTIONED 2.32 ACRE TRACT, AND BEING LOCATED IN THE WEST LINE OF LOT 1, BLOCK 4, OF B.M. FOWLER ADDITION, UNIT 1, ACCORDING TO THE MAP OR PLAT OF SAME RECORDED IN CLIDE 112A OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD (FOUND) AND USED FOR REFERENCE BEARS NORTH 89 DEG. 32 MIN. 44 SEC. WEST, A DISTANCE OF 0.13 FEET;

THENCE: SOUTH 00 DEG. 04 MIN. 40 SEC. WEST, WITH THE MOST NORTHERLY EAST LINE OF SAID 2.32 ACRE TRACT AND WITH THE WEST LINE OF LOT 1, BOCK 4, A DISTANCE OF 65.85 FEET TO A 1/2 INCH IRON WITH "STANGER" CAP (FOUND) FOR CORNER AT AN EXTERIOR ELL CORNER OF SAID 2.32 ACRE TRACT, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, AND BEING LOCATED IN THE NORTH LINE OF THAT CERTAIN CALLED 0.507 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM DR. W.J. GARRETT, JR. AND WIFE, SANDRA K. GARRETT TO GLENN M. GEDDIE AND WIF, PAMELA G GEDDIE, RECORDED IN VOLUME 1754, PAG 67 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 89 DEG. 59 MIN. 54 SEC. WEST, WITH THE MOST EASTERLY SOUTH LINE OF SAID 2.32 ACRE TRACT

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AND WITH THE NORTH LINE OF SAID 0.507 ACRE TRACT, A DISTANCE OF 18.01 FEET TO A 1/2 INCH IRON ROD WITH "STANGER" CAP (FOUND) FOR CORNER AT AN ELL CORNER OF SAID 2.32 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 0.507 ACRE TRACT;

THENCE: SOUTH 00 DEG. 13 MIN. 07 SEC. EAST, WITH THE MOST SOUTHERLY EAST LINE OF SAID 2.32 ACRE TRACT AND WITH THE WEST LINE OF SAID 0.507 ACRE TRACT, A DISTANCE OF 202.95 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID 2.32 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 0.507 ACRE RACT AND BEING LOCATED IN THE ROADWAY OF E. PENNSYLVANIA AVENUE, FROM WHICH A 1/2 INCH IRON ROD WITH "STANGER" CAP (FOUND) AND USED FOR REFERENCE BEARS NORTH 00 DEG. 13 MIN. 07 SEC. WEST, A DISTANCE OF 20.00 FEET;

THENCE: NORTH 89 DEG. 15 MIN. 22 SEC. WEST, WITH THE SOUTH LINE OF SAID 2.32 ACRE TRACT AND WITH THE ROADWAY OF E. PENNSYLVANIA AVENUE, A DISTANCE OF 232.00 FEET TO A 3/8 INCH SPIKE WITH DISC (FOUND) FOR CORNER AN ANGLE CORNER OF SAID 2.32 ACRE TRACT;

THENCE: NORTH 89 DEG. 50 MIN. 55 SEC. WEST, CONTINUING WITH THE SOUTH LINE OF SAID 2.32 ACRE TRAC AND WITH THE ROADWAY OF E. PENNSYLVANIA AVENUE, A DISTANCE OF 8.47 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 1.83 ACRES OF LAND.