

FILED FOR RECORD

2019 JAN 31 AM 8:47

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
LEWIS, BASIL AND JULIE
520 VAN ZANDT COUNTY ROAD 1133, FRUITVALE, TX
75127

VA 494961328429
Firm File Number: 18-029832

NOTICE OF TRUSTEE'S SALE

BY _____ DEP.

WHEREAS, on December 5, 2016, BASIL C. LEWIS AND JULIE D. LEWIS., as Grantor(s), executed a Deed of Trust conveying to TOM WOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2016-010403, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

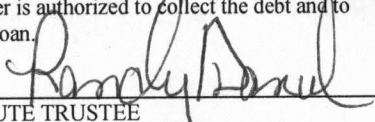
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Van Zandt** county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

SEE EXHIBIT "A"

Property Address:	520 VAN ZANDT COUNTY ROAD 1133 FRUITVALE, TX 75127
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder:	USAA FEDERAL SAVINGS BANK 8950 CYPRESS WATERS BLVD COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.



SUBSTITUTE TRUSTEE
Kevin Key, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Randy Daniel, Cindy Daniel, Shawn Schiller, Tonya Pineda, Kelly Main, Bob Dickerson or Jim O'Bryant
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

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EXHIBIT "A"

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

All that certain lot, tract, or parcel of land situated in the P.E. Kuykendall Survey, Abstract No. 465, Van Zandt County, Texas. Being all of a called 20.002 acre tract of land described in a deed to George B. Dingman and Carolyn Dingman, recorded in Document No. 2009-000419 of the Official Public Records of Van Zandt County, Texas (O.P.R.V.Z.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found for the East corner of the hereon described tract, same being the South corner of a called 19.946 acre tract of land described in a deed to Deborah Ayn Meade, recorded in Volume 2197, Page 491 of the Deed Records of Van Zandt County, Texas (D.R.V.Z.C.T.), being in the Northwest line of Van Zandt County Road 1133, and being in the recognized Southeast line of the said Kuykendall Survey;

THENCE: South 45° 48' 18" West, along the Northwest line of the said County Road 1133 and the recognized Southeast of the said Kuykendall Survey, a distance of 1,036.41 feet to a 1/2" Iron rod found for the South corner of the hereon described tract, same being the East corner of a called 159.92 acre tract of land described in a deed as First Tract to Ronald David Sherbert, recorded in Volume 1425, Page 217, D.R.V.Z.C.T., and being the recognized South corner of the said Kuykendall Survey;

THENCE: North 43° 22' 30" West, along the Northeast line of the said 159.92 acre Sherbert tract and the recognized Southwest line of the said Kuykendall Survey, a distance of 1,026.24 feet to a 1/2" iron rod found for the West corner of the hereon described tract, same being the South corner of a called 35.0 acre tract of land described in a deed to Edward Nemea, recorded in Volume 965, Page 26, D.R.V.Z.C.T.;

THENCE: North 45° 26' 24" East, along the Southeast line of the said 35.0 acre Nemea tract, a distance of 651.80 feet to a 1/2" iron rod found for the North corner of the hereon described tract, same being the West corner of the said 19.946 acre Meade tract;

THENCE: South 63° 58' 23" East, along the Southwest line of the said 19.946 acre Meade tract, a distance of 1,093.27 feet to the POINT OF BEGINNING and containing 867,777 square feet or 19.921 acres of land.

REPORT

REPORT ON THE PROGRESS OF THE WORK

The first part of the report deals with the general situation of the country and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The second part of the report deals with the financial position of the country and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The third part of the report deals with the administrative and judicial work of the country and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The fourth part of the report deals with the military and naval work of the country and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The fifth part of the report deals with the diplomatic and consular work of the country and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The sixth part of the report deals with the public works and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The seventh part of the report deals with the education and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The eighth part of the report deals with the health and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.

The ninth part of the report deals with the agriculture and the progress of the work in the various departments. It is followed by a detailed account of the work done in each of the departments during the year.