

20TX935-0004
1183 VZ COUNTY ROAD 4111, CANTON, TX 75103

FILED FOR RECORD

2020 JUL 23 PM 1:27

NOTICE OF FORECLOSURE SALE

SUSAN SETHICAL AND
COUNTY CLERK VAN ZANDT COUNTY, TEXAS

Property: The Property to be sold is described as follows: BY _____

SEE EXHIBIT A

Security Instrument: Deed of Trust dated April 6, 2009 and recorded on April 16, 2009 as Instrument Number 2009-003061 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

Sale Information: September 01, 2020, at 10:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JIMMY D. WILKERSON secures the repayment of a Note dated April 6, 2009 in the amount of \$165,000.00. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, whose address is c/o Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 8950 Cypress Waters Boulevard, Dallas, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

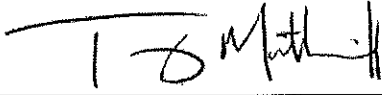
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

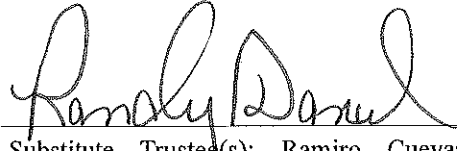


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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER 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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Randy Daniel, Cindy Daniel, Jim O'Bryant
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

File No 1052867

EXHIBIT A

LEGAL DESCRIPTION.

Being 1 00 acre of land situated in the Jesse Russell Survey Abstract No 703, Van Zandt County, Texas, and being a part of that certain called 60.0 acre tract described in a Warranty Deed, dated December 16, 1950 from Mrs Gladys Sides to J M Wilkerson, recorded in Volume 396, Page 264 of the Deed Records of Van Zandt County, Texas. Said 1 00 acre of land being more particularly described as follows

Beginning at a point for corner in the southwest line of the above referenced 60 0 acre tract, in the recognized Southwest line of the Jesse Russell Survey, Abstract No 703, being located in the roadway of County Road No 4111, and begin located North 42 deg 07 min 19 sec. West, a distance of 467 40 feet from the South corner of said 60 0 acre tract. From said beginning point, a 1/2 inch iron rod (set) for reference bears North 51 deg 28 min 32 sec. East, a distance of 23 06 feet,

Thence North 42 deg. 07 min 19 sec. West, with the southwest line of said 60 0 acre tract, with the recognized Southwest line of the Jesse Russell Survey, and with the roadway of County Road no 4111, a distance of 214.53 feet to a point for corner in same, from which a 1/2 Inch iron rod (set) for reference bears North 55 deg. 53 min. 27 sec East, a distance of 22 43 feet,

Thence North 55 deg 53 min 27 sec. East, a distance of 213.22 feet to a 1/2 Inch iron rod (set) for corner;

Thence South 42 deg 07 min 19 sec East, a distance of 198.09 feet to a 1/2 inch iron rod (set) for corner;

Thence South 51 deg 28 min 32 sec. West, a distance of 211 56 feet back to the Place of Beginning and containing 1 00 acre of land