

FILED FOR RECORD

2020 FEB 13 AM 9:00

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

SHERIFF J. DICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX

**VAN ZANDT County**

**Deed of Trust Dated:** July 30, 1999

**Amount:** \$39,600.00

**Grantor(s):** WESLEY H STOCKMAN

**Original Mortgagee:** ONE STOP MORTGAGE, INC., A WYOMING CORPORATION

BY \_\_\_\_\_ DEP.

**Current Mortgagee:** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR AAMES

MORTGAGE INVESTMENT TRUST 2005-3, BY NEW RESIDENTIAL MORTGAGE LLC, AS SERVICER

**Mortgage Servicer and Address:** c/o NEWREZ MORTGAGE LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT

MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Volume 1521, Page 0315

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** April 7, 2020 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the VAN ZANDT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, DARLA BOETTCHER, RONDA TYLER, ANGIE USELTON, MONICA HENDERSON, JAMI HUTTON OR CINDY DANIEL have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

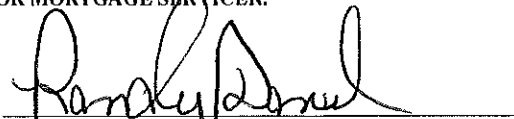
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2019-007467



c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1

BEING a 0.268 acre lot, tract or parcel of land situated in the James Hamilton Survey, Abstract No. 408, Van Landt County, Texas, and being a part of Lot 1, Block 2 of the Wills Addition (unrecorded) situated in the City of Wills Point, Texas and being all of a called 0.27 acre tract described in a deed from Robert P. Funk, et ux Madelyn Funk to Louis Tidwell, et ux Agnes Roe Tidwell as recorded in Volume 1352, Page 503, Van Landt County Real Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the south line of East High Street at the northwest corner of said 0.27 acre tract, said point being at the northeast corner of a called 0.27 acre tract (Manning 1483/158 V.Z.C.R.R.);

THENCE S 85 deg. 10 min. 00 sec. E along the south line of High Street and the north line of said Tidwell 0.27 acre tract a distance of 70.80 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said Tidwell 0.27 acre tract, said point being at the northwest corner of a called 0.257 acre tract (Fenter 1455/787 V.Z.C.R.R.);

THENCE S 04 deg. 18 min. 53 sec. W along the east line of said Tidwell 0.27 acre tract and the west line of said 0.257 acre tract a distance of 168.80 feet to a fence corner post found for a corner at the southeast corner of said Tidwell 0.27 acre tract and the southwest corner of said 0.257 acre tract, said point being at the northeast corner of a called 0.268 acre tract (Moore 1312/581 V.Z.C.R.R.);

THENCE N 84 deg. 45 min. 11 sec. W along the south line of said Tidwell 0.27 acre tract and the north line of said 0.268 acre tract a distance of 70.50 feet to a fence corner post found for a corner at the southeast corner of said Tidwell 0.27 acre tract and the northwest corner of said 0.268 acre tract, said point being at the southeast corner of said Manning 0.27 acre tract;

THENCE N 04 deg. 12 min. 40 sec. E along the west line of said Tidwell 0.27 acre tract and the east line of said Manning 0.27 acre tract a distance of 165.10 feet to the Point of Beginning and containing 0.268 acres of land.