

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 31, 2017	Original Mortgagor/Grantor: ADAM C. JAYNES (BY SHARLA M. JAYNES, AS ATTORNEY-IN-FACT) AND SHARLA M. JAYNES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION
Recorded in: Volume: n/a Page: n/a Instrument No: 2017-004915	Property County: VAN ZANDT
Mortgage Servicer: LoanCare LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$120,772.00, executed by ADAM JAYNES BY: SHARLA JAYNEAS ATTORNEY-IN-FACT AND SHARLA M. JAYNES and payable to the order of Lender.

Property Address/Mailing Address: 220 VZ COUNTY ROAD, WILLS POINT, TX 75169

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE A.T. MITCHELL SURVEY, ABSTRACT NO. 1067, VAN ZANDT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN DOCUMENT NO. 2013-000387, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH STEEL FOUND FOR THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 00 DEGREES 04 MINUTES 52 SECONDS EAST (DIRECTIONAL LINE), PASSING A 1/2 INCH STEEL ROD FOUND AT 545.31 FEET, IN ALL 580.80 FEET TO A POINT FOR CORNER WITHIN COUNTY ROAD NO. 3908;

THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, WITHIN COUNTY ROAD NO. 3908, 150.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST, PASSING A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" AT 29.30 FEET, IN ALL 580.80 FEET TO A POINT FOR CORNER IN THE BASE OF A STEEL FENCE POST;

THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTINUING 2.00 ACRES OF LAND.



2022 MAY 28 AM 10:30
 COUNTY CLERK VAN ZANDT CO. TX

FILED FOR RECORD

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TOGETHER WITH A MANUFACTURED HOME DESCRIBED AS: 2001 MHDMAN00000010 STONEBROOK
14X76 SERIAL NUMBER 12334394A/12334394B.

Date of Sale: August 04, 2020	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION*, the owner and holder of the Note, has requested 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, whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel, Cindy Daniel, Jim O'Bryant, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 whose address is 1 Mauchly Irvine, CA 92618, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

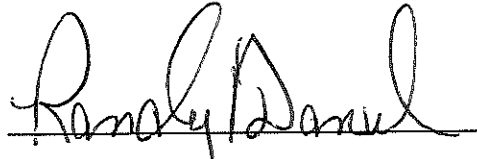
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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, whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel, Cindy Daniel, Jim O'Bryant, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 whose address is 1 Mauchly Irvine, CA 92618, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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, whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel, Cindy Daniel, Jim O'Bryant, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 whose address is 1 Mauchly Irvine, CA 92618, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

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 or Randy Daniel, Cindy Daniel, Jim O'Bryant, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112