

JUL 29 2022

1479 Vz County Road 3415, Wills Point, TX 75169

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

22-006602

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: 09/06/2022

Time: Between 10AM - 1PM and beginning not earlier than 10AM - 1PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 12, 2019 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's Instrument No. 2019-002137 with Matthew Joel Zachary and Victoria M. Sanders (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for Mortgage Research Center, LLC d/b/a Veterans United Home Loans mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Matthew Joel Zachary and Victoria M. Sanders, securing the payment of the indebtedness in the original amount of \$224,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. WILHELM SURVEY A-958, VAN ZANDT COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 13A, BLOCK NO. 1, WILLS ESTATES ADDITION, ACCORDING TO THE REPLAT RECORDED IN GLIDE 329A, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation
350 Highland Drive
Lewisville, TX 75067-4177

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Randy Daniel whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS AUCTION OR 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 whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

7/27/2022

Executed on



James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle Davis, Esq.
2201 W. Royal Ln, Suite 155
Irving, TX 75063

7-27-2022

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Randy Daniel, Cindy Daniel, Jim O'Bryant
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____