

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/22/2009

Grantor(s)/Mortgagor(s):
RICHARD J. BANNER AND WIFE, LISA BANNER

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
SOUTHWEST FUNDING L.P., ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

FILED FOR RECORD

MAR 30 2023

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2009-005079

Property County:
VAN ZANDT

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

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 5/2/2023

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

Place of Sale of Property: 121 E. Dallas St., Canton, Van Zandt, TX, 75103 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

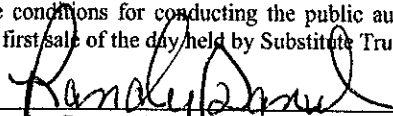
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiets, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97013-POS
Loan Type: FHA

TX-23-97013-FC

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the H.B. Kelly Survey, Abstract No. 456, Van Zandt County, Texas, same being that called 5.00 acre tract of land conveyed by Mike Rodden in Volume 1692, Page 157, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod found for the Northwest corner of said Rodden tract;

THENCE South 85 degrees 34 minutes 54 seconds East 297.49 feet to a 6 inch steel fence post found for corner;

THENCE South 04 degrees 21 minutes 00 seconds West, passing a 6 inch steel fence post found at 712.58 feet, in all 735.58 feet to a point in County Road No. 3812 for corner;

THENCE North 84 degrees 00 minutes 00 seconds West, within said County Road No. 3812, 297.61 feet to a point for corner;

THENCE North 04 degrees 21 minutes 00 seconds East, passing a 1/2 inch steel rod found at 25.20 feet, in all 727.36 feet to the POINT OF BEGINNING and containing 5.00 acres of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.