

JAN 26 2023

422 W Goshen St, Canton, TX 75103

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

22-014303

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: 04/04/2023

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending 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 June 11, 2018, and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's File/Instrument Number 2018-004976 with Larry Watson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. D/B/A Supreme Lending, a Texas Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Larry Watson, securing the payment of the indebtedness in the original amount of \$148,755.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. 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 WITHIN THE CORPORATE LIMITS OF THE CITY OF CANTON, VAN ZANDT COUNTY, TEXAS, PART OF THE JESSE STOCKWELL SURVEY, ABSTRACT NO. 760, PART OF LARGE LOT EIGHTEEN (18) OF THE ORIGINAL TOWN OF CANTON, TEXAS, ACCORDING TO THE PLAT OF THE SAME FOUND OF RECORD IN GLIDE 192B OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO MARK AND PAULA NORRIS, RECORDED IN VOLUME 2173, PAGE 102, REAL RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET FOR CORNER IN THE NORTH LINE OF GOSHEN STREET, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID NORRIS TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO PAUL D. NORRIS AND VIRGINIA E. NORRIS, RECORDED IN VOLUME 1405, PAGE 738, REAL RECORDS, VAN ZANDT COUNTY, TEXAS. FROM WHICH AN "X" FOUND FOR WITNESS BEARS SOUTH 81 DEGREES 25 MINUTES 01 SECONDS EAST-1.2 FEET;

THENCE NORTH 06 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED WEST LINE OF SAID NORRIS TRACT (VOL. 2173, PAGE 102) AND THE APPARENT EAST LINE OF SAID NORRIS TRACT (VOL. 1405, PAGE 738), A DISTANCE OF 150.27 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DICK T.



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PATTERSON AND TERESA L. PATTERSON, RECORDED IN VOLUME 1318, PAGE 39, REAL RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID NORRIS TRACT (VOL. 2173, PAGE 102) AND THE APPARENT NORTHEAST CORNER OF SAID NORRIS TRACT (VOL. 1405, PAGE 738);


THENCE SOUTH 80 DEGREES 11 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED NORTH LINE OF SAID NORRIS TRACT (VOL. 2173, PAGE 102) AND THE APPARENT SOUTH LINE OF SAID PATTERSON TRACT, A DISTANCE OF 65.02 FEET TO A 3 INCH CHAIN LINK FENCE CORNER POST FOUND IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SCOTTY BAGHERI AND MELANIE BAGHERI, RECORDED IN DOCUMENT NUMBER 2007-047393, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID NORRIS TRACT (VOL. 2173, PAGE 102) AND THE APPARENT SOUTHEAST CORNER OF SAID PATTERSON TRACT;

THENCE SOUTH 06 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE RECOGNIZED EAST LINE OF SAID NORRIS TRACT (VOL. 2173, PAGE 102) AND THE APPARENT WEST LINE OF SAID BAGHERI TRACT, A DISTANCE OF 150.27 FEET TO A POINT FOR CORNER FOUND WITHIN A POWER POLE IN THE NORTH LINE OF SAID GOSHEN STREET FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 06 DEGREES 15 MINUTES 00 SECONDS EAST -2.0 FEET, SAID POINT, BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID NORRIS TRACT (VOL. 2173, PAGE 102) AND THE APPARENT SOUTHWEST CORNER OF SAID BAGHERI TRACT;

THENCE, NORTH 80 DEGREES 11 MINUTES 00 SECONDS WEST ALONG THE RECOGNIZED SOUTH LINE OF SAID NORRIS TRACT (VOL. 2173, PAGE 102) AND THE APPARENT NORTH LINE OF SAID GOSHEN STREET TO THE PLACE OF BEGINNING AND CONTAINING 9,751.63 SQUARE FEET OR 0.224 ACRES OF LAND.

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. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715



SUBSTITUTE TRUSTEE
Randy Daniel
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: _____