

FILED FOR RECORD

JAN 18 2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAN ZANDT County

Deed of Trust Dated: May 28, 2009

Amount: \$123,880.00

Grantor(s): KRISTI MCKEE

Original Mortgagee: COMPASS BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 2009-005130

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: March 5, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 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.

MATTHEW HANSEN OR BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, TERRY WATERS, JOSHUA SANDERS, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CONRAD WALLACE, CINDY DANIEL, JIM O'BRYANT, RANDY DANIEL, BRENDA WIGGS, GUY WIGGS, DENISE BOERNER, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, JACK BECKMAN, KATHY ARRINGTON, JAMIE DWORSKY OR MICHELLE SCHWARTZ 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.

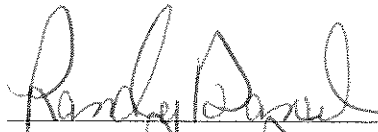
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-005972



Printed Name: Randy Daniel
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

EXHIBIT "A"

All that certain lot, tract or parcel of land located in the J. P. BODEN SURVEY, A-38, Van Zandt County, Texas and being all of a called 9.87 acre tract of land described in Deed to Kristi McKee recorded in Volume 2013, Page 115 of the Real Property Records of Van Zandt County, Texas (RPRVZCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of F. M. Hwy. 3080, at the northeast corner of this tract and the northwest corner of the James W. and wife, Patricia Gayle McKee 15.01 acre tract of land described in Deed recorded in Volume 1238, Page 456 of the Deed Records of Van Zandt County, Texas (DRVZCT);

THENCE SOUTH (Reference Bearing), 1264.26 feet along the common line of this tract and the McKee 15.01 acre tract with a fence line to a 1/2" iron rod found at the southeast corner of this tract, same being the inner ell corner of the McKee 15.01 acre tract;

THENCE S 87° 46' 35" W 371.06 feet continuing along the common line of this tract and the McKee 15.01 acre tract, with a fence line to a 2" iron pipe found at the southwest corner of this tract and being in the east line of the Joe and Anlene Odom 94.714 acre tract of land described in Deed recorded in Volume 413, Page 600 of the DRVZCT;

THENCE N 00° 46' 31" W 1007.28 feet along the common line of this tract and the Odom tract to a 60D nail found in the south line of F. M. Hwy 3080 and also being in the center line of an Old County Road for the northwest corner of this tract, same being the northeast corner of the Odom tract;

THENCE N 54° 46' 12" E 470.60 feet along the south line of F. M. Hwy. 3080 with the north line of this tract to the POINT OF BEGINNING AND CONTAINING 9.87 ACRES MORE OR LESS.