

FILED FOR RECORD

2020 JUN 15 AM 11:28

SEAL STAMPED
COUNTY CLERK, VAN ZANDT COUNTY

Notice of Trustee's Sale

Date: June 12, 2020

Substitute Trustee:	
Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard	
Substitute Trustee's Address:	
P. O. Box 1571	Boerne, Texas 78006

Mortgagee: Note Holdings Management Trust by transfer from VZ Land Development Trust

Mortgagee's Address:

Note Holdings Management Trust by transfer from VZ Land Development Trust
99 Wall Street, Suite 1917
New York, New York 10005

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address:	
P. O. Box 15826	San Antonio, Texas 78212

Note: Note dated June 7, 2019 in the amount of \$119,900.00

Deed of Trust

Date: June 7, 2019

Grantor: Jose R. Prado Olivera; and Maritza Hernandez

Mortgagee: Note Holdings Management Trust by transfer from VZ Land Development Trust

Recording Information: Document Number 2019005009, Official Public Record of Van Zandt County, Texas.

Property:

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

County: Van Zandt County, Texas

Date of Sale (first Tuesday of month): July 7, 2020

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: Area of the Van Zandt County Courthouse as designated by the Van Zandt County Commissioners Court

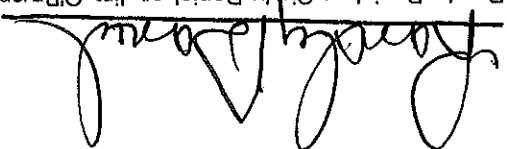
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE

DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard

BEING all that certain lot, tract or parcel of land situated within the late B. Remto Survey, Abstract No. 216, Van Zandt County, Texas, being a part of that tract of land conveyed to AZL and Development Trust in Document No. 2017-011085, Real Records, Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point, within the right-of-way of County Road No. 3417, from which the northerly most corner said AZL and Development Trust tract bears North 45 degrees 18 minutes 46 seconds West at 450.06 feet for witness;

THENCE South 45 degrees 18 minutes 46 seconds East, within the right-of-way of County Road No. 3417, 225.03 feet to a point for corner;

THENCE South 02 degrees 27 minutes 15 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 29.10 feet, in all 1898.06 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 04 degrees 06 minutes 43 seconds West, 254.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 63 degrees 37 minutes 36 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1839.52 feet, in all 1858.82 feet to the point of beginning and containing 10.08 acres of land.

NOTE: 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.