

JUN 13 2023

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

Notice of Trustee's Sale

Date: June 9, 2023

Substitute Trustee: Randy Daniels or Cindy Daniels or Jim O'Bryant or Jack Beckman or Kelly Goddard

Substitute Trustee's Address: P.O. Box 1571
Boerne, Texas 78006

Mortgagee: 50% to Steven L. Nordseth and 50% to NordJ 2016 LLC

Mortgagee's Address:

4539 Gus Thomasson Rd.
Mesquite, Texas 75150

Mortgage Servicer: SecureNet Loan Services, LLC

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

Note: Note dated March 3, 2020 in the amount of \$119,900.00

Deed of Trust

Date: March 3, 2020

Grantor: Paolo Rodrigo Quilici

Mortgagee: 50% to Steven L. Nordseth and 50% to NordJ 2016 LLC

Recording information: Document Number #2020-002273, Official Public Records 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 5, 2023

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

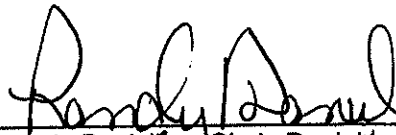
Place of Sale: Area of the Van Zandt County Courthouse as designated by the Van Zandt County Commissioners Court

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 Daniels or Cindy Daniels 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 Daniels or Cindy Daniels or Jim O'Bryant or Jack Beckman or Kelly Goddard

EXHIBIT "A"**TRACT 5:**

All that certain lot, tract or parcel of land situated within the A. T. Mitchell Survey, Abstract No. 1067, Van Zandt County Land Trust in Document No. 2019-008723, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a nail set, within County Road No. 3908, from which a nail found for the southwest corner of said Van Zandt County Land Trust bears South 89 degrees 40 minutes 58 seconds West at 1662.21 feet for witness;

THENCE South 89 degrees 40 minutes 58 seconds West, within County Road No. 3908, 50.00 feet to a nail set for corner;

THENCE North 00 degrees 11 minutes 25 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 6359" at 19.55 feet, in all 1115.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 40 minutes 58 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 200.00 feet, in all 331.11 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 00 degrees 11 minutes 25 seconds West, 583.63 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 89 degrees 44 minutes 29 seconds East, 581.11 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 11 minutes 25 seconds East, 583.03 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 40 minutes 58 seconds West, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 11 minutes 25 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1095.28 feet, in all 1115.00 feet to the Point of Beginning and containing 9.06 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.