

FILED FOR RECORD

AUG 15 2023

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

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Date: August 11, 2023

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant

Mortgagee: SNORD 1 LLC

Mortgagee's Address: 99 Wall Street, Suite 1045
New York, NY 10005

Note: Note dated August 31, 2020, in the amount of \$144,900.00

Deed of Trust:

Date: August 31, 2020

Grantor: Maximiliano M Frias and Gloria Matilde Palomares Cazares

Mortgagee: SNORD 1 LLC by Assignment of Note and Liens recorded in Document #2021-003551 from SERIES 2020-01011231 HOLDINGS TRUST and originally Transferred by Assignment of Note and Liens recorded in Document #2020-008455 from VAN ZANDT COUNTY LAND TRUST to SERIES 2020-01011231 HOLDINGS TRUST

Recording Information: Recorded in Document No. 2020-008454 dated August 31, 2020

Property (including any improvements): The property described on Exhibit 'A' attached hereto and incorporated herein by this reference.

County: Van Zandt

Date of Sale: (first Tuesday of month) September 5, 2023

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

Place of Sale: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prosects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Randy Daniel or Cindy Daniel or Jim O'Bryant

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on September 5, 2023, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Fernando Sanchez, manager for SecureNet Services, LLC, Mortgage Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 8-15-23
Randy Daniel
NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Hazel P. Ford Survey, Abstract No. 258, Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a nail set, within the intersection of County Road No. 3416 and County Road No. 3414, for the southeast corner of said tract;

THENCE North 89 degrees 44 minutes 09 seconds West, within County Road No. 3414, 200.00 feet to a point for corner;

THENCE North 00 degrees 15 minutes 51 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 38.70 feet, in all 1111.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 44 minutes 09 seconds East, 208.78 to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 43 minutes 01 seconds West, 1111.03 feet to the Point of Beginning and containing 5.21 acres of land.