

SEP 12 2023

Notice of Trustee's Sale

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

Date: September 8, 2023

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard or David Garvin

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

Mortgagee: Equity Trust Company Custodian FBO James Baker Roth IRA by transfer from VZ Land Development Trust

Mortgagee's Address:
c/o SecureNet Loan Services, LLC
P. O. Box 15826
San Antonio, Texas 78212

Mortgage Servicer: SecureNet Loan Services, LLC

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

Note: Note dated March 19, 2018 in the amount of \$119,000.00

Deed of Trust

Date: March 19, 2018

Grantor: Evolution GM Investment, Inc., a Texas corporation

Mortgagee: VZ Land Development Trust

Recording information: Document No. 2018-002224, 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): October 3, 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 Commissioner's Court

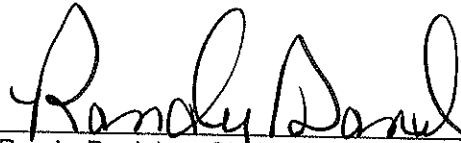
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE

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 or David Garvin 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.

A handwritten signature in cursive script that reads "Randy Daniel". The signature is written in black ink and is positioned above a horizontal line.

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

EXHIBIT "A"

All that certain lot, tract or parcel of land situated within the Jafee B. Renfro Survey, Abstract No. 706, Van Zandt County, Texas, being a part of that tract of land conveyed to VZ Land Development Trust in Document No. 2017-010685, Real Records of 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, for the northerly most corner of said VZ Land Development Trust tract;

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 65 degrees 13 minutes 52 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 17.89 feet, in all 1822.36 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 34 degrees 06 minutes 43 seconds West, 279.51 feet to a 1/2 inch steel rod found for corner;

THENCE North 67 degrees 18 minutes 53 seconds East, passing a 1/2 inch steel rod found at 1760.65 feet, in all 1789.95 feet to the Point of Beginning and containing 10.04 acres of land, more or less.

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.