

FILED FOR RECORD
2019 NOV 21 PM 1:09
SUSAN STINCKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

2419 VZ COUNTY ROAD 2705
MABANK, TX 75147

00000008643256

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: January 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 2009 and recorded in Document CLERK'S FILE NO. 2009-007360 real property records of VAN ZANDT County, Texas, with JAMES REINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES REINS, securing the payment of the indebtednesses in the original principal amount of \$136,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2019-3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. KONDAUR CAPITAL CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o KONDAUR CAPITAL CORPORATION
333 SOUTH ANITA DRIVE
SUITE 400
ORANGE, CA 92868-3314

