

Notice of Substitute Trustee Sale

T.S. #: 19-2999

FILED FOR RECORD
2020 APR -9 PM 12:23
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TEXAS
BY _____ DEP.

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

- Date: 6/2/2020
- Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **1:00 PM**
- Place: **Van Zandt County Courthouse in CANTON, Texas, at the following location: "On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court"**
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT A

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 10/3/2018 and is recorded in the office of the County Clerk of Van Zandt County, Texas, under County Clerk's File No 2018-009060 recorded on 10/10/2018 of the Real Property Records of Van Zandt County, Texas.

2629 VZ COUNTY RD 3815
WILLS POINT, TX 75169

Trustor(s):	CHARLES ANDERSON	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR RECOVCO MORTGAGE MANAGEMENT, LLC., ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	HOF I Grantor Trust 5	Loan Servicer:	Fay Servicing, LLC
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Current Substituted	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Pineda, Kelly Main, Bob		
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Trustees: **Dickerson, Randy Daniel, Jim O'Bryan, Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Angie Uselton, Monica Henderson, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Randy Daniel, Cindy Daniel, Jim O'Bryant, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith**

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 property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by VEGAMON ENTERPRISES, INC., A TEXAS CORPORATION.. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$146,300.00, executed by VEGAMON ENTERPRISES, INC., A TEXAS CORPORATION., and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR RECOVCO MORTGAGE MANAGEMENT, LLC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of VEGAMON ENTERPRISES, INC., A TEXAS CORPORATION. to CHARLES ANDERSON. HOF I Grantor Trust 5 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

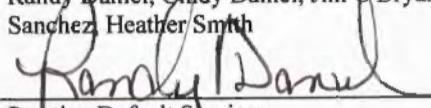
HOF I Grantor Trust 5
c/o Fay Servicing, LLC
440 S Lasalle Suite 2000
Chicago, IL 60605

800-495-7166

T.S. #: 19-2999

Dated: 4-8-2000

Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick
Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Pineda, Kelly
Main, Bob Dickerson, Randy Daniel, Jim O'Bryan, Darla Boettcher, Ramiro Cuevas,
Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Angie
Useton, Monica Henderson, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler,
Randy Daniel, Cindy Daniel, Jim O'Bryant, Rick Snoke, Briana Young, Patricia
Sanchez, Heather Smith



Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Attn: Trustee Department

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EXHIBIT A

BEING 3.00 ACRES OF LAND SITUATED IN THE JOSEPH L. MCKAY SURVEY, ABSTRACT NO. 523, VAN ZANDT COUNTY, TEXAS, AND BEING A PART OF THAT CURTAIN CALLED 10,409 ACRE TRACT (FOURTH TRACT) DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED AUGUST 14, 2002, FROM GERMAINE COLE, INDIVIDUALLY AND AS TRUSTEE OF THE COLE FAMILY TRUST, TO BERNADETTE LOGAN BRUCE AND WAYNE LOGAN, RECORDED IN VOLUME 1744, PAGE 79 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 3.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED 10.409 ACRE TRACT, IN THE RECOGNIZED EAST LINE OF THE JOSEPH L MCKAY SURVEY, ABSTRACT NO. 523, AND BEING LOCATED IN OR NEAR THE CENTERLINE OF COUNTY ROAD NO. 3815, FROM WHICH A 1/2 INCH IRON ROD (FOUND) AND USED FOR REFERENCE BEARS SOUTH 90 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00 DEG. 00 MIN. 44 SEC. WEST, WITH THE EAST LINE OF SAID 10.409 ACRE TRACT, WITH THE RECOGNIZED EAST LINE OF THE JOSEPH L. MCKAY SURVEY, AND WITH THE ROADWAY OF COUNTY ROAD NO. 3815, A DISTANCE OF 134.12 FEET TO A POINT FOR CORNER IN SAME, FROM WHICH 1/2 INCH IRON ROD (SET) FOR REFERENCE BEARS SOUTH 90 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 90 DEG. 00 MIN. 00 SEC. WEST, DEPARTING FROM SAID COUNTY ROAD AND INTO SAID 10.409 ACRE TRACT, A DISTANCE OF 974.36 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER

THENCE NORTH 00 DEG. 00 MIN. 44 SEC. EAST, A DISTANCE OF 134.12 FEET TO A 1/2 INCH IRON ROD (SET) FOR CORNER IN THE NORTH LINE OF SAID 10.409 ACRE TRACT;

THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST (BEARING BASE, PER VOL. 1744, PG. 79, RR.V.Z.C.T.), WITH THE NORTH LINE OF SAID 10.409 ACRE TRACT, A DISTANCE OF 974.36 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND.