

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

FILE FOR RECORD

JUN 10 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Date: June 05, 2025

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

Mortgagee: NORDJ 2016, LLC

Mortgagee's Address: P.O. Box 803174, Dallas, TX 75380

Note: Note dated March 12, 2021, in the amount of \$254,800.00

Deed of Trust:

Date: January 17, 2020,

Grantor: Jaime Cabrera Vega

Mortgagee: NORDJ 2016, LLC

Recording Information: Recorded in Document No. 2021-0027929

Property (including any improvements): Exhibit A

County: Van Zandt

Date of Sale: (first Tuesday of month) July 1, 2025

Time of Sale: 10am-1pm

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

Nega
1141

EXHIBIT "A"

TRACT 41:

All that certain lot, tract or parcel of land situated within the A. T. Mitchell Survey, Abstract No. 1067, Van Zandt County, Texas, same as part of that tract of land conveyed to the Van Zandt County Land Trust in Document No. 2020-012347, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, within County Road No. 3908, from which the northwest corner of said Van Zandt County Land Trust tract bears North 89 degrees 15 minutes 47 seconds West at 1316.00 feet for witness;

THENCE North 89 degrees 44 minutes 13 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 25.39 feet, to all 1101.44 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 09 degrees 15 minutes 47 seconds West, 404.80 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 89 degrees 44 minutes 13 seconds East, 466.31 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 00 minutes 01 seconds West, with the east line of said Van Zandt County Land Trust tract, 454.60 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 44 minutes 13 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1544.65 feet, to all 1504.51 feet to a point for corner within County Road No. 3908;

THENCE North 09 degrees 15 minutes 47 seconds West, 60.69 feet to the Point of Beginning an containing 6.13 acres of land.

TRACT 42:

All that certain lot, tract or parcel of land situated within the A. T. Mitchell Survey, Abstract No. 1067, Van Zandt County, Texas, same as part of that tract of land conveyed to the Van Zandt County Land Trust in Document No. 2020-012347, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, within County Road No. 3908, from which a railroad spike found for the northwest corner of said Van Zandt County Land Trust tract bears North 89 degrees 15 minutes 47 seconds West at 1346.00 feet for witness;

THENCE North 89 degrees 44 minutes 13 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 20.57 feet, to all 1565.62 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 00 minutes 01 seconds East, with the east line of said Van Zandt County Land Trust tract, 218.34 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 89 degrees 44 minutes 13 seconds West, 627.87 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 44 minutes 13 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 920.83 feet, to all 944.86 feet to a point for corner within County Road No. 3908;

THENCE North 00 degrees 15 minutes 47 seconds West, within County Road No. 3908 and with the west line of said Van Zandt County Land Trust tract, 211.79 feet to the Point of Beginning an containing 7.66 acres of land.