

**Notice of Trustee Sale**

FILED FOR RECORD

2026 JUN 12 PM 2: 27

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT

BY \_\_\_\_\_ DEPUTY

**Date:** June 11, 2026

**Mortgagee:** SANGU VEGA LLC.

**Note:** Note dated **August 01, 2025**, in the original principal amount of **\$104,000.00**

**Deed of Trust**

**Date:** August 01, 2025

**Grantor:** J Quinto Vazquez Vazquez

**Mortgagee:** Sangu Vega LLC.,

**Recording Information:** County Clerk's File No. **2025-010630**, of the Official  
Public Records of Van Zandt County, Texas

**Property:** For legal description see attached exhibit A.

**Trustee's Name:** Kevin A. Velasquez-Garcia

**Trustee's Address:** 1011 St Hwy 205  
Terrell, TX 75160

**County:** Van Zandt

**Date of Sale (first Tuesday of the month):** July 07, 2026

**Time of Sale:** 10:00 A.M. to 12:00 P.M.

**Place of Sale:** Place designated by the Commissioner's Court of Van Zandt County, Texas.

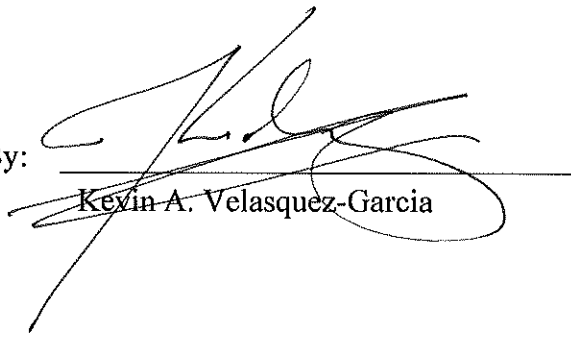
Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

**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 reserved 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.**

By:



Kevin A. Velasquez-Garcia

Questions concerning the sale may be directed to the undersigned or the beneficiary,  
SANGU VEGA LLC.  
1011 St Hwy 205, Terrell, TX 75160, please call (972) 472-5080.

**Exhibit "A"**

**Legal Description – 301 Private Road 5308, Canton, TX 75103**

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE ROBERT GILES SURVEY, ABSTRACT 292, VAN ZANDT COUNTY, TEXAS, AS DESCRIBED, AS 1.00 ACRE, MORE OR LESS, IN DEED DATED AUGUST 31, 1977, FROM J.P. LAMBERT ETUX TO MICHAEL A. COLLINS ETUX, IN VOLUME 880, PAGE 594, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS; SAVE & EXCEPT HOWEVER, THAT CERTAIN 0.145 ACRE TRACT DESCRIBED IN VOLUME 1059, PAGE 29, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS; LEAVING HEREIN A RESIDUE OF 0.855 ACRE, MORE OR LESS; MOBILE HOME: LABEL #TEX0355434/5, SERIAL #OC03851087A/B SITUATED ON THE ABOVE DESCRIBED 0.855 ACRE IN THE ROBERT GILES SURVEY, ABSTRACT 292, VAN ZANDT COUNTY, TEXAS. ACCT, NO. 0650292007200000000 (R000022414)