


Notice of Trustee's Sale

FILE FOR RECORD
 JENNIFER LINDENZWEIG
 COUNTY CLERK HUNT CO. TX

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BY: 
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Date: **January 27, 2020**

Trustee: **Lee J. Schmitt**

Mortgagee: **Nextlots Now, LLC, a Texas Limited Liability Company**

Note: **April 21, 2017, Principal Amount \$ 49,000.00**

Deed of Trust

Date: **April 21, 2017**

Grantor: **Maria F. Diaz**

Mortgagee: **Nextlots Now, LLC, a Texas Limited Liability Company**

Recording information: Deed of Trust and Promissory Note

Property: Tract 1: Being 1 Acre, Tract 33, Part Of The S.M. Casteel Survey, Abstract Number 223, As Described In The Warranty Deed Recorded In Volume 270, Page 289, On Instrument Filed April 15, 1993 And Also As Described In The Last Will And Testament Recorded In Volume 210, Page 809, On Instrument Filed August 9, 1993 And Constables Deed Doc# 2015-4150 Filed April 15, 2015 In Hunt County, Texas And Being Further Identified On The Tax Rolls And Records Of The Commerce Independent School District Under Account Number R23191.

Tract 2: Being 2.774 Acres, Tract 32, Part Of The S.M. Casteel Survey, Abstract Number 223, As Described In The Warranty Deed Recorded In Volume 270, Page 289, On Instrument Filed April 15, 1993 And Also As Described In The Last Will And Testament Recorded In Volume 210, Page 809, On Instrument Filed August 9, 1993 And Constables Deed Doc# 2015-4150 Filed April 15, 2015 In Hunt County, Texas And Being Further Identified On The Tax Rolls And Records Of The Commerce Independent School District Under Account Number R23190

Tract 3: Being 1.158 Acres, Tract 24, Part Of The S.M. Casteel Survey, Abstract Number 223, As Described In The Warranty Deed Recorded In Volume 270, Page 289, On Instrument Filed April 15, 1993 And Also As Described In The Last Will And Testament Recorded In Volume 210, Page 809, On Instrument Filed August 9, 1993 And Constables Deed Doc# 2015-4150 Filed April 15, 2015 In Hunt County, Texas And Being Further Identified On The Tax Rolls And Records Of The Commerce Independent School District Under Account Number R23185
 (Address: FM 2874 Commerce, Hunt County, Texas 75428)

County: **Hunt County**

Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**

Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**


Date of Sale (first Tuesday of month): **March 3rd, 2020**

Time of Sale: **10:00 am**

Place of Sale: **Hunt County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/ Nextlots Now, LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **March 3rd, 2020** Trustee will offer the Property for sale at public auction at the **Ellis County Courthouse, Greenville, Texas**, to the highest bidder for 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 earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.

 **1-27-2020**
 Lee J. Schmitt, Trustee