

NOTICE OF TRUSTEE'S SALE

Sale Date: May 11, 2021

Van Oak Capital LLC ("Lender"), with an address of 600 Washington Avenue, 15th Floor, St. Louis, Missouri 63101 is the current holder of the indebtedness secured by a certain Deed of Trust dated as of December 12, 2019 and recorded January 28, 2020 as Instrument No. 2020E0007978 (and re-recorded March 5, 2021 as Instrument No. 2021E0024039) MADE BY Legacy Home Developers, LLC, a New Jersey limited liability company (the "Deed of Trust") in the Office of the Recorder of Deeds of Jackson County, Missouri.

The Deed of Trust encumbers certain real property (the "Property") in Jackson County, Missouri, described as follows:

Tract I: The North 20 feet of LOT 22 and the South 5 feet of LOT 23, TROOST HILL, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded Plat thereof.

Tract II: The East 40 feet of the North 45 feet of LOT 23, and the East 40 feet of LOT 24 and the West 2 feet of LOT 5, in TROOST HILL, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded Plat thereof.

For information purposes only, the property address is purported to be: 4003 Virginia Avenue, Kansas City, MO 64110 1329 E. 40th St. Kansas City, MO 64110

Default was made and still continues on the payment of said Note.

WHEREAS, by the Appointment of Successor Trustee recorded March 30, 2021 in the Recorder's Office as Document 2021E0033692, Rachelle M. Biondo was named Successor Trustee with respect to the Deed of Trust with all rights and powers of the Trustee originally named herein.

NOW, THEREFORE, at the request of the legal holder of said Note and in accordance with the provisions of said Deed of Trust, I, Rachelle M. Biondo, Successor Trustee, will sell the Real Property, all existing erected or affixed buildings, improvements and fixtures and all easements, and appurtenances (including all replacements and additions), all at public vendue, to the highest bidder for cash, at the north front door of the Jackson County Courthouse, 415 E. 12th Street, Kansas City, Missouri on May 11, 2021 between the hours of 8:00 a.m. and 5:00 p.m. and more particularly at 2:00 p.m. for the purpose of satisfying said indebtedness and the costs of executing this trust.

Rachelle M. Biondo, Successor Trustee

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