

JUN 13 2023

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP**Notice of Trustee's Sale****Date:** June 9, 2023**Substitute Trustee:**Randy Daniel or Cindy Daniel or Jim O'Bryant or  
Jack Beckman or Kelly Goddard**Substitute Trustee's Address:**P. O. Box 1571  
Boerne, Texas 78006**Mortgagee:** MMXXI Texas Income Trust by assignment from Zandt County Land Trust**Mortgagee's Address:**99 Wall Street, Suite 1917  
New York, New York 10005**Mortgage Servicer:** SecureNet Loan Services, LLC**Mortgage Servicer's Address:**P. O. Box 15826  
San Antonio, Texas 78212**Note:** Note dated February 26, 2021 in the amount of \$99,900.00**Deed of Trust****Date:** February 26, 2021**Grantor:** Ignacio Fiscal Ortiz**Mortgagee:** Van Zandt County Land Trust**Recording information:** Document Number 2021-002070, Official Public Records of Van  
Zandt County, Texas**Property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**County:** Van Zandt County, Texas.**Date of Sale (first Tuesday of month):** July 5, 2023**Time of Sale:** 10:00 a.m. - 1:00 p.m.**Place of Sale:** Area of the Van Zandt County Courthouse as designated by the Van Zandt County  
Commissioner's Court

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.

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard

**EXHIBIT "A"**

**VZ.CR 3908 - TRACT 19.**

**All that certain lot tract or parcel of land situated within the A.T. Mitchell Survey, Abstract No. 1067, Van Zandt County, Texas, same being a part of that tract of land conveyed to the Van Zandt County Land Trust in Document No. 2020-011299, Real Records of Van Zandt County, Texas, and being more particularly described as follows.**

**BEGINNING at the railroad spike set for corner, within County Road No. 3908, from which a nail found for the northwest corner of said tract bears South 89 degrees 41 minutes 00 seconds West at 500.00 feet for witness;**

**THENCE North 89 degrees 41 minutes 00 seconds East, within County Road No. 3908. 200.00 feet to a nail found for corner;**

**THENCE South 00 degrees 19 minutes 00 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 25.96 feet in all 1111.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;**

**THENCE South 89 degrees 41 minutes 00 seconds West, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;**

**THENCE North 00 degrees 19 minutes 00 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1086.03 feet, in all 1111.00 feet to the Point of Beginning and containing 5.10 acres of land.**