

DEC 12 2023

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

Date: December 8, 2023

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

Mortgagee: MMXXI Texas Income Trust

Mortgagee's Address: 99 Wall Street, Suite 1917
New York, NY 10005

Note: Note dated March 19, 2021, in the amount of \$109,900.00

Deed of Trust:

Date: March 19, 2021

Grantor: Francisco Reyes Martinez and Cristina E. Saucedo Ramirez

Mortgagee: MMXXI Texas Income Trust by Assignment of Note and Liens from Van Zandt County Land Trust, recorded in Van Zandt County Texas, in Document No. 2021-003029.

Recording information: Recorded in Document No. 2021-003028 dated March 19, 2021

Property (including any improvements):

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

County: Van Zandt

Date of Sale: (first Tuesday of month) January 2, 2024

Time of Sale: 10:00 a.m.-1:00 p.m.

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

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Randy Daniel or Cindy Daniel or Jim O'Bryant

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on January 2, 2024, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

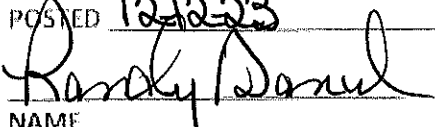
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Fernando Sanchez, operating manager
for SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 12/12/23


NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

VZ CR 3908 - TRACT 33

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 railroad spike set for corner, within County Road No. 3908 from which a railroad spike found for the northwest corner said Van Zandt County Land Trust tract bears North 00 degrees 15 minutes 47 seconds West at 50.00 feet for witness;

THENCE South 89 degrees 49 minutes 06 seconds East, passing a 1/2 inch steel rod set end capped "Vogt 5248" at 16.55 feet, in all 1101.07 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 15 minutes 47 seconds East, 199.72 to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 57 minutes 33 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1082.95 feet in all 1101.05 feet to a railroad spike set for corner within the county Road No. 3908;

THENCE North 00 degrees 18 minutes 47 seconds West, within County Road No. 3908 and with the west line of said Van Zandt County Land Trust tract, 204.00 feet to the Point of Beginning and containing 5.10 acres of land.