

FILED FOR RECORD

AUG 12 2024

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

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Date: August 7, 2024

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

Mortgagee: MMXXI Texas Income Trust

Mortgagee's Address: P.O. Box 2750, Rowlett, Texas, 75030

Note: Note dated October 13, 2021, in the amount of \$139,900.00.

Deed of Trust:

Date: October 13, 2021

Grantor: Maria Elsa Jimenez & Cresencio Jimenez-Jaquez

Mortgagee: MMXXI Texas Income Trust

Recording Information: Recorded in Document No. 2021-012007, dated October 13, 2021.

Property (including any improvements): See Attached Exhibit 'A'.

County: Van Zandt

Date of Sale: September 3rd, 2024

Time of Sale: 10am-1pm

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.

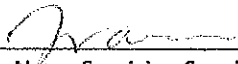
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 September 3, 2024, between 10am and 1pm 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.

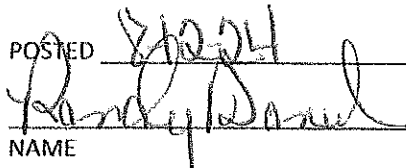
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Jasun Nava, Servicing Specialist I
Asset Mitigation and Loss
SecureNet Loan 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 8/20/24


NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

VZ CR 3808 - TRACT 6

All that certain lot, tract or parcel of land situated within the Eligio Alvarado Survey, Abstract No. 4, Van Zandt County, Texas, being a part of that tract of land conveyed to Van Zandt County Land Trust in Document No. 2021-006575, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

Beginning at a point for corner, within County Road No. 3808 and in the south line of said Van Zandt County Land Trust tract, from the southwest corner of said Van Zandt County Land Trust tract bears North 89 degrees 45 minutes 59 seconds West at 750.14 feet for witness;

Thence North 00 degrees 51 minutes 50 seconds West, 1111.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

Thence North 89 degrees 45 minutes 59 seconds West, 208.04 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

Thence North 00 degrees 51 minutes 50 seconds West, 889.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

Thence South 89 degrees 45 minutes 59 seconds East, 250.05 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

Thence South 00 degrees 51 minutes 50 seconds East, 2000.00 feet to a point for corner within County Road No. 3808 for corner;

Thence North 89 degrees 45 minutes 59 seconds West, within County Road No. 3808 and in the south line of said Van Zandt County Land Trust tract, 50.01 feet to the Point of Beginning and containing 6.38 acres of land.