

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

FILE FOR RECORD

JAN 13 2026

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

**Date:** January 9, 2026

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

**Mortgagee:** IGM Income Land Trust

**Mortgagee's Address:** 26 Victoria Dr., Rowlett, TX 75088

**Note:** Note dated May 19, 2025, in the amount of \$204,900.00

**Deed of Trust:**

Date: May 19, 2025

Grantor: Ebert A Gonzalez Cornejo & Fatima Del Socorro Aguilera Herrera

Mortgagee: Van Zandt County Land Trust

Recording Information: Recorded in Document No. 2025-004685 in Van Zandt County, Texas and further Transfer by Assignment of Note and Liens to IGM INCOME LAND TRUST and recorded in Document No. 2025-004686 in Van Zandt County, Texas.

Property (including any improvements): Being a Tract of land more particularly described in EXHIBIT "A" attached hereto and made a part hereof.

**County:** VAN ZANDT

**Date of Sale:** (first Tuesday of month) February 3, 2026

**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.

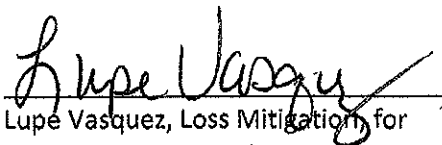
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


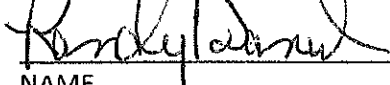
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on February 3, 2026, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place 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.

  
Lupe Vasquez, Loss Mitigation, for  
SecureNet Loan Services

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   
  
NAME

AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"**

**880 VZ CR 3837**

**All That Certain Tract or Parcel of Land situated in Van Zandt County, Texas, part of the M.L. Eggleston Survey, Abst. No. 232, being more particularly located as a Five (5) acre tract of land cut off of the West side of a 14.1 acre tract heretofore conveyed to Claude J. Bramhall and wife, Lois Ann Bramhall by Farris Pratt and wife, Elloda Pratt, in Warranty Deed dated July 21, 1966;**

**BEGINNING at the occupied N-W cor. of said tract in the center of an oil-top road on the North line of the said Eggleston Survey, same being the N-E cor. of the John Flowers Land;**

**THENCE S-89 3/4-E with center of said road and North line of said land, also being the North line of said Survey, a distance of 265.7 ft. to cor. in same;**

**THENCE South, at about 36 ft. a steel stake set in fence, and at 821.5 ft. a steel stake set for cor. in the South line of said tract;**

**THENCE N-89-W with said South line 265.7 ft. to a stake for cor. 6 ft. North of a bois-de-arc post, the S-W cor. of said tract, same being in the East line of the said Flowers land;**

**THENCE North with center of old abandoned road a distance of 818 ft. to the place of beginning containing Five (5) acres of land.**