

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

FILED FOR RECORD

FEB 13 2024

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

Date: February 9, 2024

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 April 9, 2021, in the amount of \$114,900.00

Deed of Trust:

Date: April 9, 2021

Grantor: Eutiquio Cuellar Perez and Eutiquio R Cuellar III

Mortgagee: Robert Martin, Trustee for MMXXI Texas Income Trust by Assignment of Note and Liens from Robert Martin, Trustee of Series 2020-01011231 Holdings Trust, recorded in Document No. 2022-011376, and by further Assignment of Note and Liens from Van Zandt County Land Trust to Series 2020-01011231 Holdings Trust recorded in Van Zandt County, Texas.

Recording Information: Recorded in Document No. 2021-004089 and dated April 9, 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) March 5, 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.

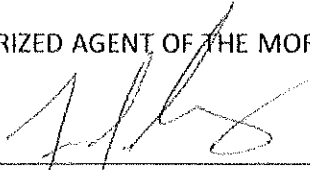
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 March 5, 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.

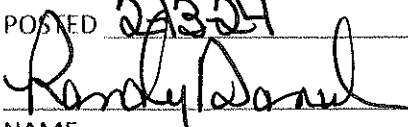
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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 2/13/24


NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

Address: VZ CR 3437 - TRACT 3 - Van Zandt County, Texas

All that certain lot, tract, or parcel of land situated in the Hazel P. Ford Survey, Abstract No. 258, Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a nail set for corner, from which a 1 inch pipe found for the northwest corner of said tract bears North 34 degrees 35 minutes 25 seconds West at 481.34 feet for witness;

THENCE South 89 degrees 55 minutes 09 seconds East, 1643.97 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 05 degrees 25 minutes 25 seconds West, 200.93 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 89 degrees 55 minutes 09 seconds West, 1490.53 feet to a nail set for corner within County Road No. 3437;

THENCE North 37 degrees 41 minutes 19 seconds West, within County Road No. 3437, 137.70 feet to a point for corner;

THENCE North 44 degrees 02 minutes 01 seconds West, within County Road No. 3437, 126.95 feet to the POINT OF BEGINNING and containing 7.17 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.