

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

FILE FOR RECORD

JUN 10 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Date: June 03, 2025

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

Mortgagee: Forge Trust Co. CFBO Kenneth Lynn Lee IRA #779489

Mortgagee's Address: P.O. Box 7080, San Carlos, CA, 94070

Note: Note dated March 23, 2021, in the amount of \$99,900.00

Deed of Trust:

Date: March 23, 2021

Grantor: Maria Bereniza Garcia & Monica Yvette Faz

Mortgagee: Forge Trust Co. CFBO Kenneth Lynn Lee IRA #779489

Recording Information: Recorded in Document No. 2021-003112

Property (including any improvements): Exhibit A

County: VAN ZANDT

Date of Sale: (first Tuesday of month) July 1, 2025

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.

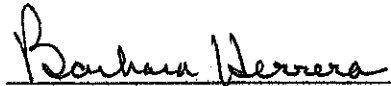
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 July 1, 2025 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.




Barbara Herrera, Loss Mitigation,
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


NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

VZ CR 3908 - TRACT 44

All that certain lot, tract or parcel of land situated within the A. T. Mitchell Survey, Abstract No. 1067, Van Zandt County, Texas, same a 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 point for corner, within County Road No. 3908, from which a railroad spike found for the northwest corner of said Van Zandt County Land Trust tract bears North 00 degrees 15 minutes 47 seconds West at 1813.29 feet for witness;

THENCE North 89 degrees 44 minutes 13 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 18.78 feet, in all 944.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 15 minutes 47 seconds East, 235.50 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 44 minutes 13 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 928.45 feet, in all 944.00 feet to a point for corner within County Road No. 3908;

THENCE North 00 degrees 15 minutes 47 seconds West, within County Road No. 3908 and with the west line of said Van Zandt County Land Trust tract, 235.50 feet to the Point of Beginning and containing 5.10 acres of land.