

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

FILE FOR RECORD

JUL 15 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Date: July 10, 2025

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

Mortgagee: MMXXI Texas Income Trust

Mortgagee's Address: PO Box 2750, Rowlett, TX 75030

Note: Note dated December 22, 2022, in the amount of \$839,600.00

Deed of Trust:

Date: December 22, 2022

Grantor: Myrmidons Communications, LLC

Mortgagee: MMXXI Texas Income Trust

Recording Information: Recorded in Document No. 2022-014086

Property (including any improvements): Exhibit A

County: VAN ZANDT

Date of Sale: (first Tuesday of month) Aug 5, 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

EXHIBIT "A"

VZ CR 2623 Wills Point, TX 75169

TRACT 17:

All that Certain lot, tract or parcel of land situated within the John Welch Survey, Abstract No. 894, Van Zandt County, Texas, same being a part of that tract of land to the Van Zandt County Land Trust in Document No. 2022-007230, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, in the north line of said Van Zandt County Land Trust tract and within County Road No. 2623, from which a rail road spike found for the northwest corner of said Van Zandt County Land Trust tracts bears South 89 degrees 35 minutes 29 seconds West, 2292.29 feet for witness;

THENCE North 89 degrees 35 minutes 29 seconds East, with said north line and within County Road No. 2623, 200.00 feet to a point for corner;

THENCE South 00 degrees 20 minutes 48 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 25.00 feet, in all 1113.70 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 39 minutes 12 seconds West, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 00 degrees 20 minutes 48 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1084.51 feet, in all 1113.48 feet to the Point of Beginning and containing 5.11 acres of land.

TRACT 18:

All that Certain lot, tract or parcel of land situated within the John Welch Survey, Abstract No. 894, Van Zandt County, Texas, same being a part of that tract of land to the Van Zandt County Land Trust in Document No. 2022-007230, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, in the north line of said Van Zandt County Land Trust tract and within County Road No. 2623, from which a rail road spike found for the northwest corner of said Van Zandt County Land Trust tracts bears South 89 degrees 35 minutes 29 seconds West, 2492.29 feet for witness;

THENCE North 89 degrees 35 minutes 29 seconds East, with said north line and within County Road No. 2623, 50.00 feet to a point for corner;

THENCE South 00 degrees 20 minutes 48 seconds East, passing a 1/2 inch steel rods set and capped "Vogt 5248" at 23.89 feet, 1113.75 feet and 1826.56 feet, in all 2002.75 feet to a point for corner within a pond;

THENCE South 89 degrees 39 minutes 12 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 109.05 feet, in all 250.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 00 degrees 20 minutes 48 seconds West, 889.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 89 degrees 39 minutes 12 seconds East, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 00 degrees 20 minutes 48 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1088.70 feet, in all 1113.70 feet to the Point of Beginning and containing 6.38 acres of land.

TRACT 19:

All that Certain lot, tract or parcel of land situated within the John Welch Survey, Abstract No. 894, Van Zandt County, Texas, same being a part of that tract of land to the Van Zandt County Land Trust in Document No. 2022-007230, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, in the north line of said Van Zandt County Land Trust tract and within County Road No. 2623, from which a rail road spike found for the northwest corner of said Van Zandt County Land Trust tracts bears South 89 degrees 35 minutes 29 seconds West, 2542.29 feet for witness;

THENCE North 89 degrees 35 minutes 29 seconds East, with said north line and within County Road No. 2623, 200.00 feet to a point for corner;

THENCE South 00 degrees 20 minutes 48 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 28.56 feet, in all 1113.97 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 39 minutes 12 seconds West, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 00 degrees 20 minutes 48 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1089.86 feet, in all 1113.75 feet to the Point of Beginning and containing 5.11 acres of land.

TRACT 20:

All that Certain lot, tract or parcel of land situated within the John Welch Survey, Abstract No. 894, Van Zandt County, Texas, same being a part of that tract of land to the Van Zandt County Land Trust in Document No. 2022-007230, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, in the north line of said Van Zandt County Land Trust tract and within County Road No. 2623, from which a rail road spike found for the northwest corner of said Van Zandt County Land Trust tracts bears South 89 degrees 35 minutes 29 seconds West, 2742.29 feet for witness;

THENCE North 89 degrees 35 minutes 29 seconds East, with said north line and within County Road No. 2623, 50.00 feet to a point for corner;

THENCE South 00 degrees 20 minutes 48 seconds East, passing a 1/2 inch steel rods set and capped "Vogt 5248" at 27.97 feet, in all 2003.03 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 39 minutes 12 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 210.20 feet, in all 250.00 feet to a point for corner within a pond;

THENCE North 00 degrees 20 minutes 48 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 176.19 feet, in all 889.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 89 degrees 39 minutes 12 seconds East, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 00 degrees 20 minutes 48 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1085.41 feet, in all 1113.97 feet to the Point of Beginning and containing 6.38 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational identification purposes and does not override Item 2 of Schedule "B" hereof.