

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

FILE FOR RECORD

NOV 10 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Date: November 7, 2025

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

Mortgagee: Robert F Martin, MMXXI Texas Income Trust

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

Note: Note dated May 15, 2025, in the amount of \$99,900.00

Deed of Trust:

Date: May 15, 2025

Grantor: Daniel Compean & Olivia Cruz Torres

Mortgagee: Robert Martin, As Trustee for Van Zandt County Land Trust

Recording Information: Recorded in Document No. 2025-004511 in the official records of Van Zandt County, Texas and further transferred by Assignment of Note and Liens to Robert F Martin, MMXXI Texas Income Trust in document no. 2025-004512

Property (including any improvements): Lot 11, LASTING LEGACY ESTATES, Phase 1, an addition in Van Zandt County, Texas, according to the plat recorded in Glide 446A, Plat Records of Van Zandt County, Texas.

County: VAN ZANDT

Date of Sale: (first Tuesday of month) December 2, 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.

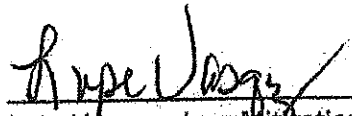
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 December 02, 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.

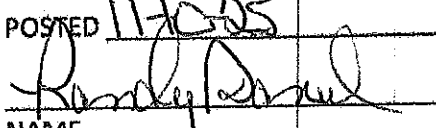
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Lupe Vasquez, 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 11-02-25


NAME

AS SUBSTITUTE TRUSTEE