

NOTICE OF FORECLOSURE SALE

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 A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING that certain real property located in Van Zandt County, Texas and being more particularly described on EXHIBIT A attached hereto and incorporated by this reference for all purposes.ck A

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated August 3, 2021 and recorded in Document 2020-009037. The lien was transferred from Armando Macias to Sunny 42 Investments, LLC, on August 3, 2021, and recorded in Document No. 2021-009374 in Van Zandt County.

3. *Date, Time, and Place of Sale.*

Date: 01/06/2026

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: Van Zandt County Courthouse, Texas at the following location: on the steps to the North entrance of Van Zandt County Courthouse or as designated by the county commissioner's office. 121 E. Dallas St. Canton Tx 75103

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

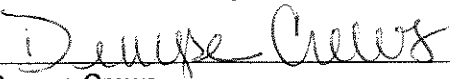
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Edgar Adrian Palomo Alvarez and Yulissa Marisol Chavez Moctezuma as Grantor and Sunny 42 Investments, LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$135,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Sunny 42 Investments, LLC is the current mortgagee of the note and deed of trust

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 16th day of December 2025


Denyse Crews
Substitute Trustee

c/o Sunny 42 Investments, LLC 9129 Belshire Dr., #100,
North Richland Hills, TX 76182

FILE FOR RECORD

DEC 16 2025

EDUARDO RICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

CRM# 9589 0710 5270 3203 1947 88

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

All that certain 2.000 acre lot, tract, or parcel of land situated in the G. W. SHELTON SURVEY, Abstract No. 771, Van Zandt County, Texas. Being part of a called 10.00 acre tract of land described in a general warranty deed to Carl F. Meredith, Jr., recorded in Volume 2037, Page 226, Official Public Records, Van Zandt County, Texas (O.P.R.V.Z.C.T.), and being more particularly described as follows:

BEGINNING at a point within the limits of County Road 3847 for the Southwest corner of the hereon described tract, same being the Southwest corner of the said 10.00 acre Meredith tract, and being the Southeast corner of a called 10.00 acre ("Tract 2") tract of land described in a warranty deed with vendor's lien to Ruben Lopez and Maria Guadalupe Lopez, recorded in Document No. 2007-048231, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.), from which a 3/8" iron rod (called in Volume 2037, Page 226) found for reference bears North, a distance of 30.21 feet;

THENCE: North, along the common line of the said 10.00 acre Meredith tract and the said 10.00 acre ("Tract 2") Lopez tract, a distance of 261.39 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northwest corner of the hereon described tract, from which a 3/8" iron rod (called in Volume 2037, Page 226) found for reference at the Northwest corner of the said 10.00 acre Meredith tract, same being the Northeast corner of the said 10.00 acre ("Tract 2") Lopez tract, bears North, a distance of 1,025.68 feet;

THENCE: South 83° 19' 02" East, severing across and through the said 10.00 acre Meredith tract, a distance of 335.55 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northeast corner of the hereon described tract, same being in the East line of the said 10.00 acre Meredith tract, and being in the West line of a called 10.00 acre ("Tract 1") tract of land described in said warranty deed with vendor's lien to Ruben Lopez and Maria Guadalupe Lopez, recorded in Document No. 2007-048231, R.R.V.Z.C.T., from which a 3/8" iron rod (called in Volume 2037, Page 226) found for reference at the Northeast corner of the said 10.00 acre Meredith tract, same being the Northwest corner of the said 10.00 acre ("Tract 1") Lopez tract, bears North 00° 00' 47" West, a distance of 1,065.74 feet;

THENCE: South 00° 00' 47" East, along the common line of the said 10.00 acre Meredith tract and the said 10.00 acre ("Tract 1") Lopez tract, a distance of 261.39 feet to a point within the limits of said County Road 384 7 for the Southeast corner of the hereon described tract, same being the Southeast corner of the said 10.00 acre Meredith tract, and being the Southwest corner of the said 10.00 acre ("Tract 1") Lopez tract, from which a 3/8" iron rod (called in Volume 2037, Page 226) found for reference bears North 00° 00' 47" West, a distance of 30.21 feet;

THENCE: North 83° 19' 02" West, along the South line of the said 10.00 acre Meredith tract and within the limits of said County Road 3047, a distance of 335.61 feet to the POINT OF BEGINNING and containing 87, 120 square feet or 2.000 acres of land.