

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

FILE FOR RECORD

MAY 13 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

Date: May 9, 2025

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

Mortgage: Robert Martin, As Trustee for MMXXI Texas Income Trust

Mortgagee's Address:

Note: Note dated March 19, 2021, in the amount of \$109,900.00

Deed of Trust:

Date: March 19, 2021

Grantor: Amador Diaz Negrete and Francisco Reyes Martinez & Cristina E. Saucedo Ramirez

Mortgage: Robert Martin, As Trustee for MMXXI Texas Income Trust

Recording Information: Recorded in Document No. 2021-003028 in the official records of Van Zandt County, Texas and further transferred by Assignment of Note and Lien to EQUITY TRUST COMPANY FBO JAMES BAKER ROTH IRA #200183229, recorded in Document 2021-003029 in the official records of Van Zandt County, Texas.

Property (including any improvements): Exhibit A

County: VAN ZANDT

Date of Sale: (first Tuesday of month) June 3, 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.

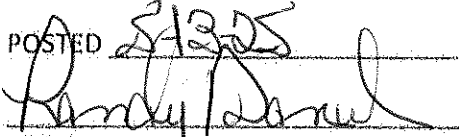
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 3, 2025 between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and 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 5/13/25  
  
NAME

AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"**

**VZ CR 3908 - TRACT 33**

All that certain lot, tract or parcel of land situated within the A.T Mitchell Survey, Abstract No, 1067, Van Zandt, County Texas same as 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 railroad spike set for corner, within County Road No. 3908 from which a railroad spike found for the northwest corner said Van Zandt County Land Trust tract bears North 00 degrees 15 minutes 47 seconds West at 50.00 feet for witness;

**THENCE** South 89 degrees 49 minutes 06f seconds East, passing a 1/2 inch steel rod set end capped "Vogt 5248" at 16.55 feet, in all 1101.07 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 15 minutes 47 seconds East, 199.72 to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 57 minutes 33 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1082.95 feet in all 1101.05 feet to a railroad spike set for corner within the county Road No. 3908;

**THENCE** North 00 degrees 18 minutes 47 seconds West, within County Road No. 3908 and with the west line of said Van Zandt County Land Trust tract, 204.00 feet to the Point of Beginning and containing 5.10 acres of land.