

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

FILE FOR RECORD

APR 15 2025

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

Date: April 12, 2025

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

Mortgagee: MMXXI Texas Income Trust

Mortgagee's Address: P O Box 2750, Rowlett, TX 75030-2750

Note: Note dated April 13, 2023, in the amount of \$199,900.00

Deed of Trust:

Date: April 13, 2023

Grantor: Gabriel Ramirez-Gutierrez

Mortgagee: Van Zandt County Land

Recording Information: Recorded in Document No. 2023-3440 in the official records of Van Zandt County, Texas and further transferred by Transfer of Lien to MMXXI Texas Income Trust recorded in Document No. 2023-03441 in the official records of VanZandt County, Texas.

Property (including any improvements): Exhibit "A" attached

County: Van Zandt

Date of Sale: (first Tuesday of month) May 6, 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.

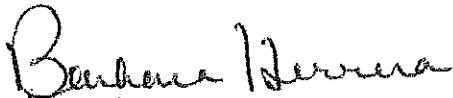
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 May 6, 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.

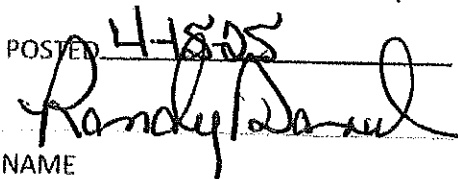
  
Barbara Herrera, Loss Mitigation,  
SecureNet Services, LLC, Mortgage  
Servicer

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

4-18-25  


AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"****VZ CR 2623 - TRACT 34**

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, 4492.29 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 23.78 feet, in all 2004.92 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 39 minutes 12 seconds West, 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 1093.43 feet, in all 1115.87 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.