

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 14, 2025

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

**Mortgagee:** Van Zandt County Land Trust

**Mortgagee's Address:** 99 Wall Street, Suite 1917  
New York, NY 10005

**Note:** Note dated February 26, 2020, in the amount of \$134,900.00

**Deed of Trust:**

**Date:** February 26, 2020

**Grantor:** Olga P. Chan Martinez & Lindsay N. Chan Martinez  
CR 3908 Tract 6, Wills Point TX 75169

**Mortgagee:** Van Zandt County Land Trust

**Recording Information:** Recorded in Document No. 2020-002109

**Property (including any improvements):** Please see Exhibit A

**County:** Van Zandt

**Date of Sale:** (first Tuesday of month) May 6, 2025

**Time of Sale:** 10:00 a.m.-1:00 p.m.

**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.



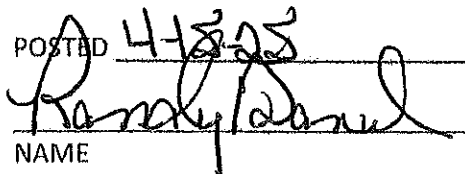
Barbara Herrera, Loss Mitigation,  
SecureNet Services, LLC, Mortgage  
Servicer

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"**

**TRACT 6**

All that certain lot, tract or parcel of land situated within the A. T. Mitchell Survey, Abstract No. 1067, Van Zandt County, Texas, being all of that tract of land conveyed to the Van Zandt County Land Trust in Document No. 2019-008723, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

**BEGINNING** at a nail set, within County Road No. 3908, from which a nail found for the southwest corner of said Van Zandt County Land Trust bears South 89 degrees 40 minutes 58 seconds West at 2112.21 feet for witness;

**THENCE** South 89 degrees 40 minutes 58 seconds West, within County Road No. 3908, 50.00 feet to a nail set for corner;

**THENCE** North 00 degrees 11 minutes 25 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 20.84 feet, in all 1115.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 40 minutes 58 seconds West, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 00 degrees 11 minutes 25 seconds West, 583.03 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 89 degrees 44 minutes 29 seconds East, 650.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 11 minutes 25 seconds East, 582.37 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 40 minutes 58 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 200.00 feet, in all 400.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 11 minutes 25 seconds East, passing a 1/2 inch steel rod and capped "Vogt 5248" at 1094.87 feet, in all 1115.00 feet to the **POINT OF BEGINNING** and containing 9.97 acres of land.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.