

FILE FOR RECORD

JAN 14 2025

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

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

Date: January 9, 2025

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

Mortgagee: SLN INTERESTS LLC

Mortgagee's Address: P.O. Box 803174, Dallas, Texas 75380

Note: Note dated September 14, 2020, in the amount of \$99,900.00

Deed of Trust:

Date: September 14, 2020

Grantor: Luis Alberto Mendez Chavez & Brenda Berenice Valdez Gonzalez

Mortgagee: SLN INTERESTS LLC

Recording Information: Recorded in Document No. 2020-008848, dated December 16, 2020

Property (including any improvements): See attached 'Exhibit A'.

County: Van Zandt

Date of Sale: February 4, 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 February 4, 2025, between 10am and 1 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.

  
Jasun Nava, Servicing Specialist I  
Asset Mitigation and Loss  
SecureNet Loan 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 1-19-25

  
NAME

AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"****TRACT 17:**

All that certain lot, tract or parcel of land situated in the Hazel P. Ford Survey, Abstract No. 258, Van Zandt County, Texas, and being more particularly described as follows;

**BEGINNING** at a point for corner within County Road No. 3414, from which the southwest corner of said tract bears North 89 degrees 44 minutes 09 seconds West at 2017.22 feet for witness;

**THENCE** North 00 degrees 15 minutes 51 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 27.25 feet, in all 1111.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 44 minutes 09 seconds East, 200.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 15 minutes 51 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1078.63 feet, in all 1111.00 feet to a point for corner within County Road No. 3414;

**THENCE** North 89 degrees 44 minutes 09 seconds West, within County Road No. 3414, 200.00 feet to the Point of Beginning and containing 5.10 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.