

DEC 15 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                   §  
  §       KNOW ALL BY THESE PRESENTS:  
COUNTY OF VAN ZANDT       §

**DATE:** December 15, 2025

**NOTE:** Promissory Note(s) described as follows:

Date: February 28, 2025  
Maker: Jorge Vargas and Gustabo Mendoza  
Original Payee: E Jordan 219 Trust dated August 8, 2024, Michael Bruce, Trustee, and its successors and assigns  
Payee assigned to: Epitome Investments LLC-Series QQ, a Texas Series Limited Liability Company  
Original Principal Amount: \$50,900.00

**DEED OF TRUST:** Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: February 28, 2025  
Grantor: Jorge Vargas and Gustabo Mendoza  
Original Trustee: James L. Williams, Jr., Attorney at Law  
Original Beneficiary: E Jordan 219 Trust dated August 8, 2024, Michael Bruce, Trustee, and its successors and assigns  
Recorded: Deed of Trust recorded under Instrument #2025-001978 in the Real Property Records of Van Zandt County, Texas  
Beneficiary assigned to: Epitome Investments LLC-Series QQ, a Texas Series Limited Liability Company, in the Real Property Records of Van Zandt County, Texas.

**LENDER:** Epitome Investments LLC-Series QQ, a Texas Series Limited Liability Company

**BORROWER:** Jorge Vargas and Gustabo Mendoza

**PROPERTY:** The real property described in the attached Exhibit "A," together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE(S):** Malinda Wilson, Sierra Procita, David Wilson, Jennifer Gibson, and Jared Wilson

Substitute Trustee's Mailing Address:

P.O. Box 2396  
Burleson, TX 76097

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

January 6, 2026, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The courthouse steps of Van Zandt County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Van Zandt County, Texas, in instrument(s) recorded in the Official Public Records of Van Zandt County, Texas.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

**SUBSTITUTE TRUSTEE:**

David Wilson  
DAVID WILSON

STATE OF TEXAS

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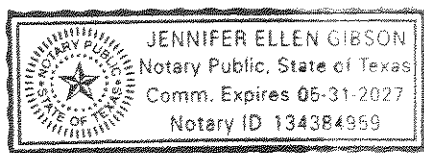
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 15<sup>th</sup> day of December, 2025, by  
DAVID WILSON.

Jennifer Ellen Gibson  
Notary Public in and for the State of Texas



### **Exhibit A**

Being a tract of land situated in the Sam Bell Survey, Abstract No. 46, Van Zandt County, Texas, and being Lot No. 5 of Block 19, of the Richardson Second Addition to the Town of Grand Saline, Texas, according to the plat thereof recorded in Volume 52, Page 2 of the Plat Records, Van Zandt County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the North line of Jordan Street, said point being the Southwest corner of Lot No. 5 and the Southeast corner of Lot No. 4, Block 19 of said addition;

Thence, North, along the East line of said Lot No. 4, a distance of 140.00 feet to a 1/2" iron rod found for corner and the South line of a 20 foot wide alley;

Thence, South 89°43'12" East, along the South line of said alley, a distance of 55.50 feet to a 1/2" iron rod with red plastic cap stamped "REYES RPLS 5390" set for corner in the West line of N. Saline Street;

Thence, South, along the West line of N. Saline Street, a distance of 140.00 feet to a 1/2" iron rod with red plastic cap stamped "REYES RPLS 5390" set for corner at the intersection of the West line of N. Saline Street and the North line of Jordan Street;

Thence, North 89°43'12" West, along the North line of Jordan Street, a distance of 55.50 feet to the Point of Beginning and containing 7,770 square feet or 0.178 acres of land.

The property is more commonly known as 219 E Jordan St, Grand Saline, TX 75140.