

FILED FOR RECORD

DEC 12 2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

**Date:** December 10, 2024

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

**Mortgagee:** James Cagle

**Mortgagee's Address:** 1705 Prince Meadow Drive, Colleyville, Texas, 76034

**Note:** Note dated February 11, 2020, in the amount of \$79,900.

**Deed of Trust:**

**Date:** February 11, 2020

**Grantor:** Jose Carlos Garcia Jr.

**Mortgagee:** James Cagle

**Recording Information:** Recorded in Document No. 20200228, dated February 28, 2020

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

**County:** Van Zandt

**Date of Sale:** January 7, 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.

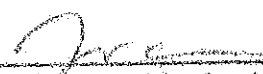
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 January 7, 2025, between 10am and 1pm 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.

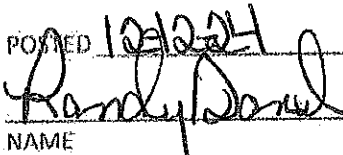
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
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

12/22/24  
  
NAME

AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"****Tract 15:**

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 the southwest corner of said tract bears South 89 degrees 40 minutes 58 seconds West at 2062.21 feet for witness;

**THENCE** South 89 degrees 40 minutes 58 seconds West, within County Road No. 3908, 200.00 feet to a nail set for corner;

**THENCE** North 00 degrees 11 minutes 03 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 20.05 feet, in all 1115.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 89 degrees 40 minutes 58 seconds East, 200.00 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 set and capped "Vogt 5248" at 1096.16 feet, in all 1115.00 feet to the Point of Beginning and containing 5.12 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.