

FILE FOR RECORD

FEB 11 2025

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

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

Date: February 6, 2025

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

Mortgagee: MMXXI Texas Income Trust

Mortgagee's Address: PO Box 2750, Rowlett, Texas 75030

Note: Note dated December 22, 2022, in the amount of \$839,600.00

Deed of Trust:

Date: December 22, 2022

Grantor: Myrmidons Communications, LLC

Mortgagee: MMXXI Texas Income Trust

Recording Information: Recorded in Document No.014087, dated December 27, 2022

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

County: Van Zandt

Date of Sale: March 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.

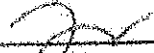
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

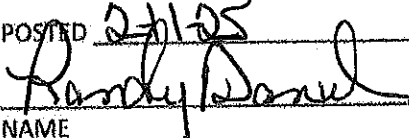
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 4, 2025, between 10am and 1pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. 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 2-11-25  
  
\_\_\_\_\_  
NAME

\_\_\_\_\_  
AS SUBSTITUTE TRUSTEE

**VZ CR 2623 Wills Point, TX 75169**

**TRACT 17:**

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, 2292.29 feet for witness;

**THENCE** North 89 degrees 35 minutes 29 seconds East, with said north line and within County Road No. 2623, 200.00 feet to a point for corner;

**THENCE** South 00 degrees 20 minutes 48 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 25.00 feet, in all 1113.70 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 39 minutes 12 seconds West, 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 1084.51 feet, in all 1113.48 feet to the Point of Beginning and containing 5.11 acres of land.

**TRACT 18:**

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, 2492.29 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 23.89 feet, 1113.75 feet and 1826.56 feet, in all 2002.75 feet to a point for corner within a pond;

**THENCE** South 89 degrees 39 minutes 12 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 109.05 feet, in all 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 1088.70 feet, in all 1113.70 feet to the Point of Beginning and containing 6.38 acres of land.

**TRACT 19:**

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, 2542.29 feet for witness;

**THENCE** North 89 degrees 35 minutes 29 seconds East, with said north line and within County Road No. 2623, 200.00 feet to a point for corner;

**THENCE** South 00 degrees 20 minutes 48 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 28.56 feet, in all 1113.97 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 39 minutes 12 seconds West, 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 1089.86 feet, in all 1113.75 feet to the Point of Beginning and containing 5.11 acres of land.

**TRACT 20:**

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, 2742.29 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 27.97 feet, in all 2003.03 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 39 minutes 12 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 210.20 feet, in all 250.00 feet to a point for corner within a pond;

**THENCE** North 00 degrees 20 minutes 48 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 176.19 feet, in all 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 1085.41 feet, in all 1113.97 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.