

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

FILED FOR RECORD

2026 JUN 16 AM 11:25

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT

BY \_\_\_\_\_ DEPUTY

**Date:** June 12, 2026

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

**Mortgagee:** SLN INTERESTS LLC

**Mortgagee's Address:** 4539 Gus Thomasson Rd., Mesquite, TX 75150

**Note:** Note dated November 5, 2020, in the amount of \$99,900.00

**Deed of Trust:**

Date: November 5, 2020

Grantor: Irma A Espino Moreno

Mortgagee: Van Zandt County Land Trust

Recording Information: Recorded in Document No. 2020-011848 and subsequently transferred to SLN INTERESTS LLC under Document No. 2021-003538, both filed in the official public records of Van Zandt County, Texas.

Property (including any improvements): Being a Tract of land more particularly described in EXHIBIT "A" attached hereto and made a part hereof.

**County:** Van Zandt

**Date of Sale:** (first Tuesday of month) July 7, 2026

**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

**EXHIBIT "A"**

**TRACT 16**

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 1817.22 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 26.61 feet, in all 1111.00 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 1083.75 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.