

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:** NORDSETH 2017 LLC

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

**Note:** Note dated September 22, 2020, in the amount of \$99,900.00

**Deed of Trust:**

**Date:** September 22, 2020

**Grantor:** Flor Yesenia Rocha Fabian

**Mortgagee:** Van Zandt County Land Trust

Recording Information: Recorded in Document No. 2020-010531 in the official records of Van Zandt County Texas and further assigned by Assignment of Note and Liens to Series 2020-01011231 Holdings Trust recorded Document No. 2020-010532 in the official recorded of Van Zandt County Texas and further assigned by Assignment of Note and Liens to NORDSETH 2017 LLC in Document No. 2021-003540 recorded in the official recorded 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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 UNITES 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 July 7, 2026, between ten o'clock am and one o'clock 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.



Lupe Vasquez, Loss Mitigation  
SecureNet 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 Lupe Vasquez  
Randy Daniel  
NAME

Randy Daniel  
AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"**

**Tract 18**

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 2217.22 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 32.37 feet, in all 1111.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE:** North 89 degrees 44 minutes 09 seconds West, 400.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248:" for corner;

**THENCE:** North 00 degrees 15 minutes 51 seconds East, 672.78 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE:** South 88 degrees 53 minutes 31 seconds East, 450.05 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 1744.16 feet, in all 1777.15 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, 50.00 feet to the Point of Beginning and containing 8.19 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.