

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

**Date:** March 13, 2026

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

**Mortgagee:** NORDJ 2016, LLC

**Mortgagee's Address:** P.O. Box 803174, Dallas, Texas 75380

**Note:** Note dated March 12, 2021 in the amount of \$254,800.00

**Deed of Trust:**

**Date:** March 12, 2021

**Grantor:** Jaime Cabrera Vega

**Mortgagee:** MMXXI Texas Income Trust

**Recording Information:** Recorded in Document No. 2021-002730 in the official records of Van Zandt County Texas and further assigned by Assignment of Note and Liens to NORDJ 2016 LLC in Document No. 2021-014934 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) April 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

FILED FOR RECORD  
2026 MAR 17 AM 11:51  
SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT  
COUNTY  
DEPUTY

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.

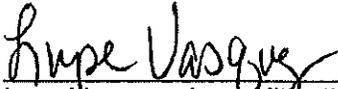
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

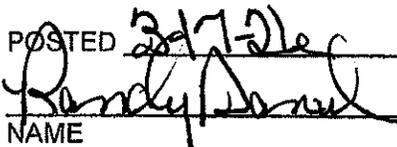
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 7, 2026, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place 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 2/7/26  
  
\_\_\_\_\_  
NAME

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

**EXHIBIT "A"**

**TRACT 41:**

All that certain lot, tract or parcel of land situated within the A. T. Mitchell Survey, Abstract No. 1067, Van Zandt County, Texas, same as part of that tract of land conveyed to the Van Zandt County Land Trust in Document No. 2020-012347, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner, within County Road No. 3908, from which the northwest corner of said Van Zandt County Land Trust tract bears North 00 degrees 15 minutes 47 seconds West at 1316.00 feet for witness;

**THENCE** North 89 degrees 44 minutes 13 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 25.39 feet, in all 1101.04 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 00 degrees 15 minutes 47 seconds West, 404.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 89 degrees 44 minutes 13 seconds East, 465.51 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 08 minutes 01 seconds West, with the east line of said Van Zandt County Land Trust tract, 454.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 44 minutes 13 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1544.65 feet, in all 1565.52 feet to a point for corner within County Road No. 3908;

**THENCE** North 00 degrees 15 minutes 47 seconds West, 50.00 feet to the Point of Beginning and containing 6.11 acres of land.

**TRACT 42:**

All that certain lot, tract or parcel of land situated within the A. T. Mitchell Survey, Abstract No. 1067, Van Zandt County, Texas, same as part of that tract of land conveyed to the Van Zandt County Land Trust in Document No. 2020-012347, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner, within County Road No. 3908, from which a railroad spike found for the northwest corner of said Van Zandt County Land Trust tract bears North 00 degrees 15 minutes 47 seconds West at 1366.00 feet for witness;

**THENCE** North 89 degrees 44 minutes 13 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 20.87 feet, in all 1565.52 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 08 minutes 01 seconds East, with the east line of said Van Zandt County Land Trust tract, 218.94 feet to a 1/2 inch steel rod found for corner;

**THENCE** North 89 degrees 36 minutes 14 seconds West, 621.07 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 44 minutes 13 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 920.83 feet, in all 944.00 feet to a point for corner within County Road No. 3908;

**THENCE** North 00 degrees 15 minutes 47 seconds West, within County Road No. 3908 and with the west line of said Van Zandt County Land Trust tract, 211.79 feet to the Point of Beginning and containing 7.66 acres of land.

**NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF**