

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

Date: July 14, 2026

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

Mortgagee: Robert Martin, as Trustee for MMXXI Texas Income Trust

Mortgagee's Address: P O Box 2750, Rowlett, TX 75030-2750

Note: Note dated October 27, 2025, in the amount of \$199,900.00

Deed of Trust:

Date: October 27, 2025

Grantor: Jorge Luis Mata De La Garza & Noemi Marisol Macias Munoz
Blanca Nayeli Macias Munoz & Dulce Y Macias Munoz

Mortgagee: Robert Martin, as Trustee for Van Zandt County Land Trust

Recording Information: As recorded in Document No. 2025-010232 and subsequently transferred to Robert Martin, as Trustee for MMXXI Texas Income Trust under Document No. 2025-010233, 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) August 4, 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 JUL 14 AM 10:46
SUSAN STOCKLAND
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.

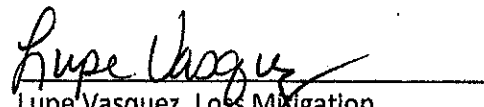
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

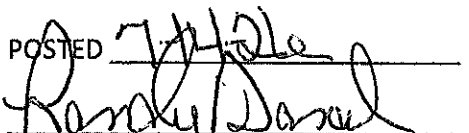
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on August 4, 2026, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place 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

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 
NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"**VZ CR 2623 - LOT 12**

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, 1742.29 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 rod set and capped "Vogt 5248" at 26.29 feet, in all 2001.94 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 89 degrees 39 minutes 12 seconds West, 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 1088.19 feet, in all 1112.89 feet to the Point of Beginning and containing 6.38 acres of land.