

## NOTICE OF FORECLOSURE SALE

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 A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

2026 JUN 16 AM 11:55

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING that certain real property located in Van Zandt County, Texas and being more particularly described on EXHIBIT A attached hereto and incorporated by this reference for all purposes.ck A

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated August 3, 2021 and recorded in Document 2020-009037. The lien was transferred from Armando Macias to Sunny 42 Investments, LLC, on August 3, 2021, and recorded in Document No. 2021-009374 in Van Zandt County.

3. *Date, Time, and Place of Sale.*

Date: 07/07/2026

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: Van Zandt County Courthouse, Texas at the following location: on the steps to the North entrance of Van Zandt County Courthouse or as designated by the county commissioner's office.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Edgar Adrian Palomo Alvarez and Yulissa Marisol Chavez Moctezuma as Grantor and Sunny 42 Investments, LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$135,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Sunny 42 Investments, LLC is the current mortgagee of the note and deed of trust

*Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 4<sup>th</sup> day of June 2026

  
Denyse Crews  
Substitute Trustee

c/o Sunny 42 Investments, LLC 9129 Belshire Dr., #100,  
North Richland Hills, TX 76182

CRM# 9589 0710 5270 3726 3876 98