

FILED FOR RECORD

AUG 15 2023

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

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

**Date:** August 11, 2023

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

**Mortgagee:** SLN INTERESTS LLC

**Mortgagee's Address:** 99 Wall Street, Suite 1045  
New York, NY 10005

**Note:** Note dated October 5, 2020, in the amount of 119,900.00

**Deed of Trust:**

**Date:** October 5, 2020

**Grantor:** Maria Lourdes Medina

**Mortgagee:** SLN INTERESTS LLC by Assignment of Note and Liens recorded in Document #2021-003547 from SERIES 2020-01011231 HOLDINGS TRUST and originally Transferred by Assignment of Note and Liens recorded in Document #2020-010087 from VAN ZANDT COUNTY LAND TRUST to SERIES 2020-01011231 HOLDINGS TRUST.

**Recording Information:** Recorded in Document No. 2020-008454 dated October 5, 2020

**Property (including any improvements):** The property described on Exhibit 'A' attached hereto and incorporated herein by this reference.

**County:** Van Zandt

**Date of Sale:** (first Tuesday of month) September 5, 2023

**Time of Sale:** 10:00 a.m.-1:00 p.m.

**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 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 prosects 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 September 5, 2023, 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.



Fernando Sanchez, manager for 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 8-18-23  
Randy Daniel  
NAME

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

**EXHIBIT "A"**

**Tract 27**

**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 3567.22 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 37.68 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 1/2 inch steel rod set and capped "Vogt 5248" for corner;**

**THENCE North 00 degrees 15 minutes 51 seconds East, 652.57 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;**

**THENCE South 88 degrees 58 minutes 00 seconds East, 470.95 feet to a 3/8 inch steel rod found for corner;**

**THENCE South 01 degrees 51 minutes 05 seconds West, 646.49 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 10876.18 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, 50.00 feet to the Point of Beginning and containing 8.14 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.**