

SEP 12 2023

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

**Notice of Trustee's Sale**

**Date:** September 8, 2023

**Substitute Trustee:** Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard or David Garvin

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** MMXXI Texas Income Trust by transfer from Van Zandt County Land Trust

**Mortgagee's Address:**

99 Wall Street, Suite 1917  
New York, New York 10005

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 12856  
San Antonio, Texas 78212

**Note:** Note dated March 26, 2021 in the amount of \$109,900.00

**Deed of Trust**

**Date:** March 26, 2021

**Grantor:** Carlos Fraire Aldaba

**Mortgagee:** Van Zandt County Land Trust

**Recording information:** Document No. 2021-003357, Official Public Records of Van Zandt County, Texas

**Property:**

See Exhibit "A" attached hereto and made a part hereof for all purposes.

**County:** Van Zandt

**Date of Sale (first Tuesday of month):** October 3, 2023

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

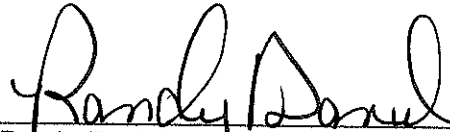
**Place of Sale:** Area of the Van Zandt County Courthouse as designated by the Van Zandt County Commissioner's Court

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.

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style with a horizontal line underneath it.

Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or Kelly Goddard or David Garvin

**EXHIBIT "A"**

**VZ CR 3908 - TRACT 39**

**All that certain lot, tract or parcel of land situated with in the A. T Mitchell Survey , Abstract No, 1067. Van Zandt County. Texas same a 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 Court Road No, 3908, from which a railroad spike found for the northwest corner of said Van Zandt County Land Trust that tract bears North 00 degrees 15 minutes 47 seconds West at 912.00 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 23.00 feet in all 1101.04 feet to a 1/2 inch steel rod set and capped " VOGT 5248" for corner;**

**THENCE South 00 degrees 15 minutes 47 seconds East, 202.00 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" for corner at 1076.30 feet, in all 1101.04 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, 202.00 feet to the Point of Beginning an containing 5.11 acres of land.**