

MAY 14 2024

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

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

**Date:** May 8, 2024

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

**Mortgagee:** MMXXI Texas Income Trust

**Mortgagee's Address:** 99 Wall Street, Suite 1917  
New York, NY 1005

**Note:** Note dated December 22, 2021, in the amount of \$139,900.00

**Deed of Trust:**

**Date:** December 22, 2021

**Grantor:** Viridiana Roman Vacio

**Mortgagee:** Series MMXXI Texas Income Trust

**Recording Information:** Recorded in Document No. 2020-014810 dated, December 22, 2021

**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) June 4, 2024

**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

**EXHIBIT "A"**

**VZ CR 3808 - TRACT 12**

All that certain lot, tract or parcel of land situated within the Eligio Alvarado Survey, Abstract No. 4, Van Zandt County, Texas, being a part of that tract of land conveyed to Van Zandt County Land Trust in Document No. 2021-006575, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner, within County Road No. 3808 and in the south line of said Van Zandt County Land Trust tract, from the southwest corner of said Van Zandt County Land Trust tract bears North 89 degrees 22 minutes 09 seconds West at 1600.34 feet for witness;

**THENCE** North 00 degrees 51 minutes 50 seconds West, 1122.10 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 89 degrees 45 minutes 59 seconds West, 200.04 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 00 degrees 51 minutes 50 seconds West, 889.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 89 degrees 45 minutes 59 seconds East, 250.05 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 51 minutes 50 seconds East, 2012.46 feet to a point for corner within County Road No. 3808 for corner;

**THENCE** North 88 degrees 12 minutes 02 seconds West, within County Road No. 3808 and in the south line of said Van Zandt County Land Trust tract, 50.05 feet to the Point of Beginning and containing 6.39 acres of land.