

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

FILE FOR RECORD
AUG 12 2025
SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Date: August 6, 2025

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

Mortgagee: Oz Financing, LLC

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

Note: Note dated April 26, 2024, in the amount of \$189,900.00

Deed of Trust:

Date: April 26, 2024

Grantor: Grover Castaneda Solis & Nancy Mancha Higareda

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

As recorded in Document No. 2024-003753 and subsequently transferred to Oz Financing, LLC under Document No. 2024-00374, both filed in the official public records of Van Zandt County, Texas.

Property (including any improvements): Exhibit A

County: VAN ZANDT

Date of Sale: (first Tuesday of month) September 2, 2025

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

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 Sept 02, 2025 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.

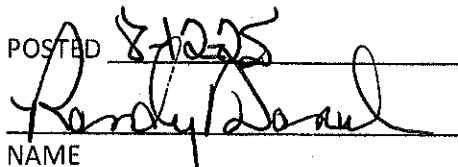


Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

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


NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

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 45 minutes 59 seconds West at 500.09 feet for witness;

THENCE North 00 degrees 51 minutes 50 seconds West, 1111.00 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 end 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, 2000.00 feet W a point for corner within County Road No. 3608 for corner;

THENCE North 89 degrees 45 minutes 59 seconds West, within County Road No. 3808 and in the south line of said Van Zandt County Land Trust tract, 50.01 feet to the Point of Beginning and containing 6.38 acres of land.