

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

FILE FOR RECORD

MAY 13 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Date: May 11, 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 May 29,2020, in the amount of \$119,900.00

Deed of Trust:

Date: May 29,2020

Grantor: Jose Alfredo Leija Dominguez

Mortgagee: Oz Financing LLC

Recording Information: Recorded in Document No.2020-004781

Property (including any improvements): Exhibit A

County: VAN ZANDT

Date of Sale: (first Tuesday of month) June 3, 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.

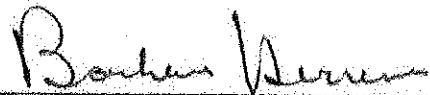
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

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 June 3, 2025 between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 pm 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

5/3/25

NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

TRACT 9

All that certain lot, tract or parcel of land situated within the James Allison Survey, Abstract No. 2, Van Zandt County, Texas, same being a part of that tract of land conveyed to Van Zandt County Land Trust in Document No. 2020-002944, Real Records of Van Zandt, County, Texas, and being more particularly described as follows;

BEGINNING at a point for corner, in the west line of said tract and within County Road No. 2112, from which a cotton spindle found for the southwest corner of said tract bears South 00 degrees 06 minutes 25 seconds East at 2274.91 feet for witness;

THENCE North 00 degrees 06 minutes 25 seconds West, with the west line of said tract and within County Road No. 2112, 351.79 feet to a point for corner;

THENCE South 85 degrees 29 minutes 25 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 30.00 feet, in all 1162.64 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 06 minutes 25 seconds East, 351.79 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 85 degrees 29 minutes 25 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1132.64, in all 1162.64 feet to the Point of Beginning and containing 9.36 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.