

Notice of Trustee's Sale

Date: September 9, 2022

Substitute Trustee:

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

Substitute Trustee's Address:

P. O. Box 1571
Boerne, Texas 78006

FILED FOR RECORD

SEP 13 2022

Mortgagee: Oz Financing, LLC

Mortgagee's Address:

9900 Spectrum Drive
Austin, Texas 78717

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

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address:

P. O. Box 15826
San Antonio, Texas 78212

Note: Note dated June 11, 2020 in the amount of \$109,900.00

Deed of Trust

Date: June 11, 2020

Grantor: Robert M. Dechazal

Mortgagee: Van Zandt County Land Trust

Recording information: Document Number 2020-005309, 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 County, Texas

Date of Sale (first Tuesday of month): October 4, 2022

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

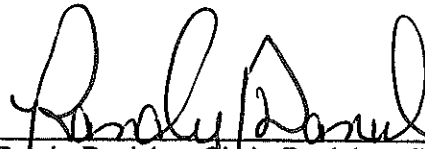
Place of Sale: Area of the Van Zandt County Courthouse as designated by the Van Zandt County
Commissioners Court

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 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, appearing to read "Randy Daniel", written over a horizontal line.

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

Exhibit File No: 200500192L

EXHIBIT "A"

Tract 8:

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 1954.49 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, 328.42 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, 298.67 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 86 degrees 33 minutes 36 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1131.10 in all 1161.10 feet to the Point of Beginning and containing 8.24 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.