

JAN 13 2026

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
DEP**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **DIVHER GLOBAL LLC**, a Texas limited liability company and **DCN GLOBAL INVESTMENTS LLC**, a Texas limited liability company dated April 25, 2025, and duly filed for record on May 5, 2025, in the Office of the County Clerk of Van Zandt County, Texas under Van Zandt County Clerk's **Instrument No. 2025003970** of the Official Public Records of Van Zandt County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Van Zandt County, Texas, to-wit:

All that certain lot, tract or parcel of land situated in the Green B. Epperson Survey, Abstract No. 246, Van Zandt County, Texas, and being a part of a 18295 acres tract of land as described in a Warranty Deed to Texas Grand Land VII, LLC, dated July 19, 2022, and being recorded in Documents No. 2022-008487 of the Official Public Records of Van Zandt County, Texas, and being more particularly described as follows:

Beginning at a ½" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the West Right-of-Way Line of F. M. 47 and being N. 05 deg 21 min 03 sec. W, 176.65 feet and N. 01 deg. 16 min 40 sec West, 532.97 feet from a mag nail for corner in the center of VZ CR 3910 at the Southeast corner of said 182.92 acres tract of land

Thence S. 01 deg. 16 min. 40 sec E, a distance of 290.24 feet to a ½" iron rod set for corner;

Thence S. 89 deg 14 min 27 sec W, a distance of 946.95 feet to a ½" iron rod set for corner;

Thence N. 01 deg 08 min 03 sec W, a distance of 351.50 feet to a ½" iron rod set for corner;

Thence N. 89 deg 19 min 03 sec E, a distance of 1848.50 feet to a ½" iron rod set for corner in the west right-of-way line of F.M. 47;

Thence S. 01 deg 16 min 40 sec E, along said right-of-way line and east boundary lines, a distance of 60.00 feet to the POINT OF BEGINNING and containing 8.87 acres of land; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and



WHEREAS, SCF Jake, LP, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said MATT L. JANNER, as Trustee and appointed:

**Randy Daniel**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

**FEBRUARY 3, 2026**

to commence at the hour of 10:00 o'clock a.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

**On the steps of the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refileing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of

record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP  
1302 Waugh Drive, Suite 831  
Houston, Texas 77019

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.

  
Randy Daniel  
Substitute Trustee(s)

Robert A. Schlanger  
Attorney for Substitute Trustees  
5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333