

FILED FOR RECORD

25-375276

## Notice of Substitute Trustee's Sale

2026 JAN 29 PM 2: 12

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 30, 2023	Original Mortgagor/Grantor: HOUSTON SONNIER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-137099	Property County: HARDIN
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$124,601.00, executed by HOUSTON SONNIER and payable to the order of Lender.

**Property Address/Mailing Address:** 24888 FM 787, THICKET, TX 77374

**Legal Description of Property to be Sold:** BEING A 1.04 ACRE TRACT OF LAND IN AND A PART OF THE THOMAS MURPHY SURVEY, ABSTRACT NUMBER 399, HARDIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.20 ACRE TRACT OF LAND KNOWN AS "TRACT 1" AND ALL OF A CALLED 0.84 ACRE TRACT OF LAND KNOWN AS "TRACT 2" AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2023-132970, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER, SAID 5/8" IRON ROD IS MARKING A POINT ON THE EAST RIGHT-OF-WAY LINE OF F.M. 787 ROAD, SAID 5/8" IRON ROD IS MARKING A CORNER OF A CALLED 774.70 ACRE TRACT OF LAND, OWNED BY ADIRONDACK TIMBER COMPANY, INC., KNOWN AS PROPERTY ID NUMBER 19215 OF THE HARDIN COUNTY APPRAISAL DISTRICT (NO DEED FOUND), SAID 5/8" IRON ROD HAS A STATE PLANE COORDINATE VALUE OF N=10149540.22 AND E=4099272.66; THENCE, NORTH 61 DEG. 56 MIN. 04 SEC. EAST, ALONG A SOUTHEAST LINE OF THE SAID CALLED 774.70 ACRE TRACT OF LAND, FOR A DISTANCE OF 238.14 FEET (RECORD= NORTH 64 DEG. 20 MIN. 24 SEC. EAST, 238.27 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER, SAID 5/8" IRON ROD IS MARKING THE NORTHERNMOST CORNER OF THE SAID CALLED TRACT 2, SAID 5/8" IRON ROD IS MARKING AN ANGLE CORNER OF THE SAID CALLED 774.70 ACRE TRACT OF LAND; THENCE, SOUTH 35 DEG. 31 MIN. 26 SEC. EAST, ALONG A SOUTHWEST LINE OF THE SAID CALLED 774.70 ACRE TRACT OF LAND, FOR A DISTANCE OF 217.93 FEET (RECORD= SOUTH 33 DEG. 08 MIN. 20 SEC. EAST, 217.55 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER, SAID 5/8" IRON ROD IS MARKING A POINT ON A SOUTH LINE OF THE SAID CALLED 774.70 ACRE TRACT OF LAND, SAID 5/8" IRON ROD IS MARKING A POINT ON THE NORTHLINE OF A CALLED 1.17 ACRE TRACT OF LAND, KNOWN AS PROPERTY ID NUMBER 19262, OF THE HARDIN



COUNTY APPRAISAL DISTRICT (NO DEED FOUND); THENCE, SOUTH 87 DEG. 52 MIN. 20 SEC. WEST, ALONG THE NORTHLINE OF THE SAID CALLED 1.17 ACRE TRACT OF LAND, FOR A DISTANCE OF 79.99 FEET (RECORD= WEST, 79.93 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER, SAID 5/8" IRON ROD IS MARKING A NORTHERN CORNER OF THE SAID CALLED 1.17 ACRE TRACT OF LAND; THENCE, SOUTH 54 DEG. 42 MIN. 22 SEC. WEST, ALONG THE NORTHWEST LINE OF THE SAID CALLED 1.17 ACRE TRACT OF LAND, FOR A DISTANCE OF 162.43 FEET (RECORD= SOUTH 57 DEG. 04 MIN. 00 SEC. WEST, 162.63 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER, SAID 5/8" IRON ROD IS MARKING THE WESTERNMOST CORNER OF THE SAID CALLED 1.17 ACRE TRACT OF LAND, SAID 5/8" IRON ROD IS MARKING A POINT ON THE EAST RIGHT-OF-WAY LINE OF F.M. 787 ROAD; THENCE, NORTH 37 DEG. 24 MIN. 14 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 787 ROAD, FOR A DISTANCE OF 108.20 FEET (RECORD= NORTH 35 DEG. 03 MIN WEST, 108.00 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER, SAID 5/8" IRON ROD IS MARKING A POINT ON THE SAID EAST RIGHT-OF-WAY LINE; THENCE, NORTH 37 DEG. 31 MIN. 37 SEC. WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 96.08 FEET (RECORD= NORTH 35 DEF. 02 MIN. 50 SEC. WEST, 96.48 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES OF LAND..

<b>Date of Sale:</b> April 07, 2026	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

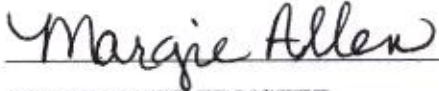
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in cursive script that reads "Margie Allen". The signature is written in black ink and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

XOME Inc. or Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112