

OCT 02 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

25-03938

6622 STATE HIGHWAY 198, CANTON, TX 75103

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

see exhibit "a"

Security Instrument: Deed of Trust dated April 30, 2019 and recorded on May 2, 2019 at Instrument Number 2019-003626 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

Sale Information: December 2, 2025, at 11:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CASEY KIRBY AND HOLLEY KIRBY secures the repayment of a Note dated April 30, 2019 in the amount of \$146,301.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Randy Daniel

Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers,
Shawn Schiller, Daria Boettcher, Lisa Bruno, Angie
Useiton, Conrad Wallace, Tonya Washington, Misty
McMillan, Tionna Hadnot, Auction.com LLC, Randy
Daniel, Cindy Daniel, Jim O'Bryant||Randy Daniel,
Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, *Randy Daniel*, declare under penalty of perjury that on the 2 day of
October, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE M. FINLEY SURVEY, ABSTRACT NO. 272, VAN ZANDT COUNTY, TEXAS AND BEING PART OF THE 221.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO BERNICE ALLEN DUBOSE, RECORDED IN VOLUME 253, PAGE 490, OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD AT THE SOUTH CORNER OF THIS TRACT IN THE NORTHWEST LINE OF STATE HIGHWAY 198 AND BEING NORTH 32 DEGREES 35 MINUTES 54 SECONDS EAST, 603.11 FEET FROM THE SOUTH CORNER OF THE 221.00 ACRE TRACT;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RABBITFOOT RANCH AND CATTLE COMPANY TRACT RECORDED IN DOCUMENT NO. 2008-011042 AS FOLLOWS:

NORTH 57 DEGREES 36 MINUTES 17 SECONDS WEST, 208.32 FEET TO A FOUND 1/2 INCH IRON ROD;

NORTH 32 DEGREES 26 MINUTES 04 SECONDS EAST, 208.43 FEET TO A 1/2 INCH IRON ROD FOUND;

SOUTH 57 DEGREES 38 MINUTES 12 SECONDS EAST, 208.92 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF STATE HIGHWAY 198;

THENCE SOUTH 32 DEGREES 35 MINUTES 54 SECONDS WEST, 208.55 FEET ALONG THE NORTHWEST LINE OF STATE HIGHWAY 198 TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.