

NOV 13 2025

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

**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.**

Matter No.: 140459-TX

Date: November 12, 2025

County where Real Property is Located: Van Zandt

ORIGINAL MORTGAGOR: XANDER LONG

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR UNION HOME MORTGAGE CORP.,  
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: UNION HOME MORTGAGE CORPORATION

MORTGAGE SERVICER: Union Home Mortgage

DEED OF TRUST DATED 12/14/2022, RECORDING INFORMATION: Recorded on 12/15/2022, as Instrument  
No. 2022-013802

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL  
OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, BEING ALL OF LOT FOURTEEN (14) AND  
LOT FIFTEEN (15) OUT OF BLOCK THIRTY-TWO (32) OF HICKORY HILLS, SECTION NO. FIVE  
(5), AS SHOWN OBY PLAT RECORDED ON GLIDE 199A, PLAT RECORDS OF VAN ZANDT  
COUNTY, TEXAS. MORE ACCURATELY DESCRIBED AS: ALL THAT CERTAIN LOT, TRACT OR  
PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, BEING ALL OF LOT FOURTEEN  
(14) AND LOT FIFTEEN (15) OUT OF BLOCK THIRTY-TWO (32) OF HICKORY HILLS, SECTION  
NO. FIVE (5), AS SHOWN BY PLAT RECORDED ON GLIDE 199A, PLAT RECORDS OF VAN ZANDT  
COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/6/2026, the foreclosure sale will be conducted in  
Van Zandt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

Union Home Mortgage is acting as the Mortgage Servicer for UNION HOME MORTGAGE CORPORATION who  
is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Union Home Mortgage,  
as Mortgage Servicer, is representing the Mortgagee, whose address is:

UNION HOME MORTGAGE CORPORATION  
c/o Union Home Mortgage  
8241 Dow Circle W.

