

FILE FOR RECORD

DEC 18 2025

25-04642
411 STADIUM DR, GRAND SALINE, TX 75140

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY DEP

**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 January 13, 2021 and recorded on January 15, 2021 at Instrument Number 2021-000649 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.

Sale Information: March 3, 2026, 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 HAROLD JAMES MORGAN JR AND EFFIE J MORGAN secures the repayment of a Note dated January 13, 2021 in the amount of \$203,957.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o TX - M & T BANK, One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of the Deed of Trust and Note and TX - M & T BANK 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.



4861085

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309



Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers,
Shawn Schiller, Darla 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.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

Randy Daniel
~~De Cubas & Lewis~~, 20²⁵ I declare under penalty of perjury that on the 18 day of
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 0.770 of an acre lot, tract, or parcel of land situated in the S. BELL SURVEY, Abstract No. 46, Van Zandt County, Texas. Being a resurvey of a called 0.772 of an acre tract of land described in a general warranty deed with vendor's lien to Kevin A. Moore and Crystal A. Moore, recorded in Document No. 2016-007336, Official Public Records, Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a called 1/2" iron rod found for the Northwest corner of the said 0.772 of an acre Moore tract, same being the Northeast corner of a called 0.423 of an acre tract of land described in a warranty deed with vendor's lien to Gordon Homessley, recorded in Volume 1535, page 844, Real Records, Van Zandt County, Texas, and being in the South line of Stadium Drive;

THENCE: North 88 deg. 33 min. 05 sec. East (deed - North 88 deg. 31 min. 20 sec. East, 177.10 feet), along the South line of said Stadium Drive, a distance of 177.67 feet to a 5/8" iron rod found for angle point of the said 0.772 of an acre Moore tract;

THENCE: North 89 deg. 42 min. 58 sec. East (deed - South 89 deg. 18 min. 32 sec. East, 60.41 feet), continuing along the South line of said Stadium Drive, a distance of 59.86 feet to a 3/8" iron rod found for the Northeast corner of the said 0.772 of an acre Moore tract, same being the Northwest corner of a called 0.696 of an acre tract of land described in a warranty deed with vendor's lien to Jeremy Barker, recorded in Document No. 2018-005841, Official Public Records, Van Zandt County, Texas;

THENCE: South 01 deg. 01 min. 31 sec. East (directional control line), along the West lines of the said 0.696 of an acre Barker tract and a called 0.239 of an acre tract of land described in a warranty deed with vendor's lien to Kyle D. White and wife, Kristina White, recorded in Document No. 2008-007130, Real Records of Van Zandt County, Texas, a distance of 199.57 feet (deed - 198.87 feet) to a chain link fence post found for the Southeast corner of the said 0.772 of an acre Moore tract, same being the Southwest corner of the said 0.239 of an acre tract, and being in the North line of a tract of land described as "Tract Two" in a general warranty deed to Danny Ray Milam and wife, Wendy Milam, recorded in Document No. 2009-007926, Real Records of Van Zandt County, Texas;

THENCE: South 89 deg. 18 min. 43 sec. West (deed - South 89 deg. 47 min. 08 sec. West), along the North line of the said Milam's "Tract Two", a distance of 58.83 feet to a point within the limits of a pond for the most Southerly Southwest corner of the said 0.772 of an acre Moore tract, same being the Northwest corner of said Milam's "Tract Two", and being in the East line of a called 1.16 acre tract of land described in a warranty deed to Connie Dwayne Tomlin and Donna Lynn Tomlin, co-trustees of The Connie and Donna Revocable Trust, recorded in Document No. 2015-006172, Real Records of Van Zandt County, Texas;

THENCE: North 00 deg. 08 min. 50 sec. West (deed - North 00 deg. 28 min. 04 sec. West), along the East line of the said 1.16 acre Tomlin tract, a distance of 47.84 feet to a called 3/8" iron rod found for ell corner of the said 0.772 of an acre Moore tract, same being the Northeast corner of the said 1.16 acre Tomlin tract;

THENCE: South 89 deg. 08 min. 42 sec. West (deed - South 88 deg. 38 min. 15 sec. West, 110.39 feet), along the North line of the said 1.16 acre Tomlin tract, a distance of 110.14 feet to a chain link fence post found for the most Westerly Southwest corner of the said 0.772 of an acre Moore tract, same being the Southeast corner of the said 0.423 of an acre Homessley tract;

THENCE: North 25 deg. 44 min. 36 sec. West (deed - North 25 deg. 27 min. 39 sec. West, 166.15 feet), along the East line of the said 0.423 of an acre Homessley tract, a distance of 165.71 feet to the point of beginning and containing 0.770 of an acre of land.