

24-01540  
11213 PECK RD, LUMBERTON, TX 77657

FILED FOR RECORD  
2024 MAY 23 PM 1:39

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

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Abigail Hildel*

- Property: The Property to be sold is described as follows:  
See attached Exhibit A
- Security Instrument: Deed of Trust dated September 13, 2021 and recorded on September 22, 2021 at Instrument Number 2021-118972 in the real property records of HARDIN County, Texas, which contains a power of sale.
- Sale Information: August 6, 2024, at 11:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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 DAVID DUHON secures the repayment of a Note dated September 13, 2021 in the amount of \$164,957.00. 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.**



4817437

Nicki Company

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

Keata Smith

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Tiffany Beggs, Stephanie Hernandez, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Ron Harmon, Aleena Litton, Aarti Patel, Cindy Dennen, Aaron Crawford, Angie Brooks and Auction.com employees included but not limited to those listed herein.

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

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 23 day of may, 20 24 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1347610

Being a 0.981 of an acre tract of land as situated in the U. Davidson Survey, Abstract No. 15 of Hardin County, Texas and being all of a called 1.00 acre tract of land as conveyed to Sarah Ann Fournier by a Warranty Deed dated August 7, 1976 and filed for record under Volume 634, Page 534, of the Hardin County Deed Records. Said 0.981 of an acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the North right of way of Peck Road for the Southwest corner of said Sarah Ann Fournier called 1.00 acre tract, the Southwest corner of the herein described tract, and the Southeast corner of a called 0.37 acre tract as conveyed to Paula Bush and Jason Bush by a Warranty Deed dated May 17, 2016 and filed for record under Clerk's File No. 2016-85195 of the Hardin County Official Public Records, from which a 1/2 inch iron rod found for the Southwest corner of same bears North 69° 11' 54" West a distance of 84.98 feet;

THENCE North 01° 28' 22" East, a distance of 234.45 feet, along the West line of said Sarah Ann Fournier called 1.00 acre tract, the East line of said Paula Bush and Jason Bush called 0.37 acre tract, and the East line of a called 0.273 acre tract designated as "Tract 2" as conveyed to Thomas Taylor and Paula Taylor by a Warranty Deed with Vendor's Lien dated September 2, 2003 and filed for record under Clerk's File No. 2003-17738 of said Hardin County Official Public Records to a 5/8 inch iron rod set (with cap stamped "JAMA GROUP") for the Northwest corner of the herein described tract, the Northwest corner of said Sarah Ann Fournier called 1.00 acre tract, and the most Westerly Southwest corner of a called 5.70 acre tract as conveyed to Christopher L. Barton and Jamie C. Barton by a Warranty Deed with Vendor's Lien dated February 18, 2004 and filed for record under Clerk's File No. 2004-1440 of said Hardin County Official Public Records, from which a 1/2 inch iron rod found for reference bears North 01° 28' 22" East a distance of 3.52 feet;

THENCE South 89° 25' 06" East, a distance of 179.45 feet, along the North line of said Sarah Ann Fournier called 1.00 acre tract and a South line of said Christopher L. Barton and Jamie C. Barton called 5.70 acre tract to a 1/2 inch iron rod found for an angle corner of same, the Northeast corner of the herein described tract, and the Northeast corner of said Sarah Ann Fournier called 1.00 acre tract;

THENCE South 00° 34' 33" West, a distance of 237.17 feet, along the East line of said Sarah Ann Fournier called 1.00 acre tract a West line of said Christopher L. Barton and Jamie C. Barton called 5.70 acre tract to a 1/2 inch iron rod found in the North right of way of Peck Road for the Southeast corner of said Sarah Ann Fournier called 1.00 acre tract, the Southeast corner of the herein described tract, and the most Southerly Southwest corner of said Christopher L. Barton and Jamie C. Barton called 5.70 acre tract, from which a 1/2 inch iron rod found for the Southeast corner of same bears South 69° 49' 09" East, a distance of 57.33 feet;

THENCE North 88° 33' 35" West, a distance of 183.15 feet, along the North right of way of said Peck Road and the South line of said Sarah Ann Fournier called 1.00 acre tract to the PLACE OF BEGINNING, CONTAINING 0.981 of an acre of land, more or less, in Hardin County, Texas.

The bearings recited herein are based and/or related to the South line of the Christopher L. Barton and Jamie C. Barton called 5.70 acre tract having a called bearing of South 69° 49' 09" East in document filed for record under Clerk's File No. 2004-1440 of the Hardin County Official Public Records.

File No.: 1347610



2021-118972  
**GLENDA ALSTON**  
**COUNTY CLERK**  
2021 September 22 at 10:27 AM  
**HARDIN COUNTY, TEXAS**  
BY AW. DEPUTY

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