

2454 WARDEN ROAD
KOUNTZE, TX 77625

FILED FOR RECORD

2025 DEC 11 PM 3:13

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CONNIE LESTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Blanche Jones*

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: January 06, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 12, 2015 and recorded in Document INSTRUMENT NO. 2015-56261; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2022-123064 real property records of HARDIN County, Texas, with JEREMY WARDEN AND LAVONDA WARDEN, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEREMY WARDEN AND LAVONDA WARDEN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$186,224.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-11-25 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.

Keata Smith

Declarants Name: Keata Smith

Date: 12-11-25

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HARDIN

EXHIBIT "A"

BEING A 1.003 ACRES OF LAND LYING IN THE J. T. FRANKLIN SURVEY, ABSTRACT NO. 215, HARDIN COUNTY, TEXAS, BEING THE SAME CALLED 1.00 ACRE TRACT AS DESCRIBED IN AN INSTRUMENT TO RICHARD WARDEN & ELAINE WARDEN, RECORDED IN VOLUME 1707, PAGE 364, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.003 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS REFERENCED HEREON ARE BASED ON THE WEST LINE OF THE J. T. FRANKLIN SURVEY, ABSTRACT NO. 215, HARDIN COUNTY, TEXAS, AS BEING N 00°53'12" W IN AN INSTRUMENT DESCRIBING A CALLED 2.9402 ACRE TRACT OF LAND CONVEYED TO ELAINE WARDEN, RECORDED IN VOLUME 1004, PAGE 307, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.

COMMENCING AT A PIPE IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID ABSTRACT NO. 215, AN INTERIOR CORNER OF THE N. R. SMITH SURVEY, ABSTRACT NO. 630, HARDIN COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF LOT 23 OF RANGLAND COUNTRY, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 177, PLAT RECORDS OF HARDIN COUNTY, TEXAS;

THENCE N 00°53'12" W (BASIS OF BEARINGS), ALONG AN EASTERLY LINE OF ABSTRACT NO. 630, THE EAST LINE OF LOT 23 AND THE WEST LINE OF ABSTRACT NO. 215, PASSING AT 343.27 FEET A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CALLED 2.9402 ACRE TRACT AS DESCRIBED IN AN INSTRUMENT TO ELAINE WARDEN, RECORDED IN VOLUME 1004, PAGE 307 OF SAID OFFICIAL PUBLIC RECORDS, CONTINUING WITH THE WEST LINE OF SAID 2.9402 ACRE TRACT, FOR A TOTAL DISTANCE OF 368.96 FEET TO A CAPPED ROD ("ACCESS SURVEYORS") SET IN THE EAST LINE OF LOT 23, FOR AN EXTERIOR CORNER OF SAID 2.9402 ACRE TRACT AND THE SOUTHWEST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING N 00°53'12" W (CALLED N 02°42'46" W), ALONG THE EAST LINE OF LOT 23, THE EAST LINE OF ABSTRACT NO. 630, THE WEST LINE OF ABSTRACT NO. 215 AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 210.09 FEET (CALLED 211.72 FEET) TO A CAPPED ROD ("ACCESS SURVEYORS") IN THE EAST LINE OF LOT 23, THE EAST LINE OF ABSTRACT NO. 630 AND THE WEST LINE OF ABSTRACT NO. 215, FOR THE SOUTHWEST CORNER OF WARDEN ROAD (A 30' WIDE ROAD EASEMENT, AS ESTABLISHED BY THE JUDGMENT FOR CAUSE NO. 15248, RECORDED IN VOLUME 16, PAGE 149 OF THE MINUTES OF THE DISTRICT COURT IN HARDIN COUNTY, TEXAS), AN INTERIOR CORNER OF SAID 2.9402 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID CAPPED ROD BEARS S 66°26'17" E, 4.16 FEET FROM A 1/4" ROD FOUND OFF LINE, AND S 00°53'12" E, 30.23 FEET FROM A 1/4" ROD FOUND FOR THE NORTHWEST CORNER OF SAID 2.9402 ACRE TRACT AND THE NORTHWEST CORNER OF WARDEN ROAD;

THENCE S 83°06'32" E (CALLED S 81°59'29" E), 30' SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID 2.9402 ACRE TRACT, ALONG THE SOUTH LINE OF WARDEN ROAD AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 210.00 FEET (CALLED 210.0 FEET) TO A CAPPED ROD ("ACCESS SURVEYORS") SET IN THE SOUTH LINE OF WARDEN ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 00°53'12" E (CALLED S 02°42'46" E), ALONG A WESTERLY LINE OF SAID 2.9402 ACRE TRACT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 209.85 FEET (CALLED 211.72 FEET) TO A CAPPED ROD ("ACCESS SURVEYORS") SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 83°10'30" W (CALLED N 81°59'29" W), ALONG A NORTHERLY LINE OF SAID 2.9402 ACRE TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 209.95 FEET (CALLED 210.0 FEET) TO THE POINT AND PLACE OF BEGINNING, CONTAINING IN TOTAL AREA, 1.003 ACRES OF LAND, MORE OR LESS.