

FILE FOR RECORD

DEC 06 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
TEXAS

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.: 133459-TX

Date: November 26, 2025

County where Real Property is Located: Van Zandt

ORIGINAL MORTGAGOR: KEVIN D HODGES AND JUANITA RENE HODGES, A MARRIED
COUPLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 12/13/2021, RECORDING INFORMATION: Recorded on 12/14/2021, as Instrument
No. 2021-014334, Correction Affidavit recorded on 9/5/2025 under Instrument No. 2025-008408 to correct county
name

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND LYING AND BEING SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS,
AND BEING PART OF THE EDWARD HUGHART SURVEY, ABSTRACT NO, 338, AND BEING PART
OF BLOCK 2, IN SAID SURVEY AND BEING A PART OF A 100 ACRE TRACT IN BLOCK 2
CONVEYED BY HENRY JONES AND M.A.E. JONES, HIS WIFE TO J. T. MCENTURFF BY DEED
DATED THE 8TH DAY OF NOVEMBER, 1882, AND RECORDED IN VOLUME 27, PAGE 491 OF THE
DEED RECORDS OF VAN ZANDT COUNTY, TEXAS AND FULLY DESCRIBED IN EXHIBIT "A"

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 11:00 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.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY



Matter No.: 133459-TX

VIRGINIA BEACH, VA 23452-4262

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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

133459-TX

EXHIBIT "A"
Property Description

Closing Date: December 13, 2021
Buyer(s): Kevin D. Hodges
Property Address: 2404 FM 1395, Wills Point, TX 75169

PROPERTY DESCRIPTION:

All that certain lot, tract or parcel of land lying and being situated in the County of Van Zandt, State of Texas, and being part of the Edward Hughart Survey, Abstract No, 338, and being part of Block 2, in said survey and being a part of a 100 acre tract in Block 2 conveyed by Henry Jones and M.A.E. Jones, his wife to J. T. McEnturff by deed dated the 8th day of November, 1882, and recorded in Volume 27, Page 491 of the Deed Records of Van Zandt County, Texas and fully described as follows:

Beginning at a found one and one half inch pipe at the north corner of a tract conveyed to Jeffery Reed in Volume 2029, Page 65, said point being the east corner of this tract;

Thence South 47 degrees 12 minutes 31. seconds West (basis of bearings), 2399.85 feet to a found one and one half inch pipe at the West corner of said Jeffery Reed tract, and being in the Northeast right of way line of F.M. 1395;

Thence North 40 degrees 39 minutes 29 seconds West, 86.50 feet to a found TXDOT concrete monument at an angle point in said right of way;

Thence North 37 degrees 22 minutes 07 seconds West, 174.16 feet to a set one half inch iron rod;

Thence North 47 degrees 12 minutes 40 seconds East, 2368.12 feet to a found one and one half inch pipe;

Thence South 45 degrees 26 minutes 52 seconds East, 260.00 feet to the point of beginning and containing 619725.67 square feet or 14.23 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.