

FILED FOR RECORD

2026 JUN -4 AM 11:02

SUSAN STICKLAND  
COUNTY CLERK VAN ZANDT

BY \_\_\_\_\_  
FOR \_\_\_\_\_

**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.: 132030-TX

Date: June 1, 2026

County where Real Property is Located: Van Zandt

ORIGINAL MORTGAGOR: HSINYI HUANG, AN UNMARRIED WOMAN

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

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 10/14/2021, RECORDING INFORMATION: Recorded on 10/18/2021, as Instrument No. 2021-012050

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): TRACT ONE BEING A TRACT OF LAND SITUATED IN THE WILLIAM SHERMAN SURVEY, ABSTRACT NO. 761, VAN ZANDT COUNTY, TEXAS, AND BEING A PART OF THAT 8.279 ACRE TRACT OF LAND CONVEYED FROM EARL CUNNINGHAM ET UX, TO RAY E. APPLETON AS RECORDED IN VOLUME 1742, PAGE 319 OF THE DEED RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2026, 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.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST



Matter No.: 132030-TX

c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
75 Beattie Place, Suite 300  
Greenville, South Carolina 29601

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 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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

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COUNTY CLERK, SAN ZANDI  
BY \_\_\_\_\_ DEPUTY

## EXHIBIT A

## Tract One

Being a tract of land situated in the William Sherman Survey, Abstract No. 761, Van Zandt County, Texas, and being a part of that 8.279 acre tract of land conveyed from Earl Cunningham et ux, to Ray E. Appleton as recorded in Volume 1742, Page 319 of the Deed Records, Van Zandt County, Texas, and being more particularly described as follows:

Beginning at a point for corner, said point being the North corner of said 8.279 acre tract and the West corner of that certain tract of land conveyed to Terrie Lynn Reagan as recorded in Instrument No. 2010-009881 of the Official Public Records, Van Zandt County, Texas, from which a 1/2" iron rod found for witness bears South 44°37'33" East a distance of 49.12 feet;

Thence, South 44°37'33" East, along the Southwest line of said Reagan tract, a distance of 1301.27 feet to a fence post found for corner in the Northwest line of that certain tract of land conveyed to Robin D. Morris and Samantha J. Morris as recorded in Volume 1117, Page 682 of the Deed Records, Van Zandt County, Texas;

Thence, South 45°25'22" West, along the Northwest line of said Morris tract, a distance of 279.36 feet to a fence post found for corner, said point being the East corner of that certain tract of land conveyed to International Church of the Foursquare Gospel as recorded in Volume 1255, Page 678 of the Deed Records, Van Zandt County, Texas;

Thence, North 44°25'39" West, along the Northeast line of said International Church of the Foursquare Gospel and the Northeast line of that certain tract of land conveyed to John L. Landrum Sr. and Marilyn Landrum as recorded in Volume 1367, Page 306 of the Deed Records, Van Zandt County, Texas, a distance of 959.10 feet to a 1/2" iron rod found for corner, said point being the East corner of Myrtle Springs Water Supply Corp. as recorded in Instrument No. 2011-000092 of the Official Public Records, Van Zandt County, Texas;

Thence, North 45°18'56" East, a distance of 210.64 feet to a 1/2" iron rod found for corner;

Thence, North 44°37'33" West, a distance of 341.86 feet to a point for corner from which a 1/2" iron rod found for witness bears South 44°37'33" East a distance of 51.16 feet;

Thence, North 45°29'55" East, a distance of 65.40 feet to the Point of Beginning and containing 288,764 square feet or 6.629 acres of land.

**Tract Two**

Being a tract of land situated in the William Sherman Survey, Abstract No. 761, Van Zandt County, Texas, and being a part of that 8.279 acre tract of land conveyed from Earl Cunningham et ux, to Ray E. Appleton as recorded in Volume 1742, Page 319 of the Deed Records, Van Zandt County, Texas, and being more particularly described as follows:

Beginning at a point for corner, said point being the West corner of said 8.279 acre tract from which a 1/2" iron rod found for witness bears South 44°25'39" East a distance of 57.70 feet, said point also being the North corner of that certain tract of land conveyed to Myrtle Springs Water Supply Corp. as recorded in Instrument No. 2011-000092 of the Official Public Records, Van Zandt County, Texas;

Thence, North 45°29'55" East, a distance of 209.45 feet to a point for corner from which a 1/2" iron rod found for witness bears South 44°37'33" East a distance of 51.16 feet;

Thence, South 44°37'33" East, a distance of 341.86 feet to a 1/2" iron rod found for corner;

Thence, South 45°18'56" West, a distance of 210.64 feet to a 1/2" iron rod found for corner, said point being the East corner of said Myrtle Springs Water Supply Corp. tract;

Thence, North 44°25'39" West, along the Northeast line of said Myrtle Springs Water Supply Corp. tract, a distance of 342.53 feet to the Point of Beginning and containing 71,877 square feet or 1.650 acres of land.