

FILED FOR RECORD

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**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

CLERK  
HARDIN COUNTY, TEXAS  
BY *Ashley Holland*

<b>Deed of Trust Date:</b> January 19, 2024	<b>Original Mortgagor/Grantor:</b> JOSE GARCIA AND HANNA SEALY
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EQUITY PRIME MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2024-141459	<b>Property County:</b> HARDIN
<b>Mortgage Servicer:</b> LOANCARE, LLC	<b>Mortgage Servicer's Address:</b> 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

\* 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.

**Secures:** Note in the original principal amount of \$127,645.00, executed by JOSE GARCIA AND HANNA SEALY and payable to the order of Lender.

**Property Address/Mailing Address:** 115 ALINE DR, LUMBERTON, TX 77657

**Legal Description of Property to be Sold:** BEING A 0.29 ACRE TRACT OF LAND, IN AND A PART OF THE ELISHA DUNCAN LEAGUE, ABSTRACT NUMBER 14, IN HARDIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.29 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 1258, PAGE 01, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.29 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN BEING DESCRIBED, SAID 1/2" IRON PIPE IS MARKING THE NORTHEAST CORNER OF A CALLED 0.29 ACRE TRACT OF LAND, AS RECORDED IN FILE NUMBER 2015-59477, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, SAID 1/2" IRON PIPE IS MARKING A POINT ON THE WEST RIGHT OF WAY LINE OF ALINE DRIVE, SAID 1/2" IRON PIPE HAS A STATE PLANE COORDINATE VALUE OF N=10105518.52 AND E=4236827.82;

THENCE SOUTH 86 DEG. 26 MIN. 55 SEC. WEST, ALONG THE NORTH LINE OF THE SAID CALLED 0.29 ACRE TRACT OF LAND, FOR A DISTANCE OF 134.15 FEET (RECORD = SOUTH 89 DEG. 00 MIN. 46 SEC. WEST, 133.52 FEET) TO A FENCE POST FOUND FOR CORNER, SAID FENCE POST IS MARKING THE NORTHWEST CORNER OF THE SAID CALLED 0.29 ACRE TRACT OF LAND, SAID FENCE POST IS MARKING A POINT ON THE EAST LINE OF A CALLED 1.55 ACRE TRACT OF LAND, NO DEED FOUND, IDENTIFIED AS PID NUMBER 3274, OF THE HARDIN COUNTY APPRAISAL DISTRICT, SAID FENCE POST IS MARKING THE SOUTHWEST CORNER OF THE TRACT HEREIN BEING DESCRIBED;

THENCE NORTH 02 DEG. 10 MIN. 59 SEC. WEST, ALONG THE EAST LINE OF THE SAID CALLED 1.55 ACRE TRACT OF LAND, FOR A DISTANCE OF 93.15 FEET (RECORD = NORTH 00 DEG. 01 MIN. 49 SEC.



WEST, 93.46 FEET) TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE TRACT HEREIN BEING DESCRIBED SAID 2" IRON PIPE IS MARKING THE SOUTHWEST CORNER OF A CALLED 0.29 ACRE TRACT OF LAND, AS RECORDED IN FILE NUMBER 2019-92522, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS;

THENCE NORTH 86 DEG. 14 MIN. 04 SEC. EAST, ALONG THE SOUTH LINE OF THE SAID CALLED 0.29 ACRE TRACT OF LAND, FOR A DISTANCE OF 133.54 FEET (RECORD = NORTH 88 DEG. 56 MIN. 25 SEC. EAST, 133.57 FEET) TO A 1/2" IRON ROD CAPPED BLS 2512 SET FOR THE NORTHEAST CORNER OF THE TRACT HEREIN BEING DESCRIBED, SAID 1/2" IRON ROD IS MARKING THE SOUTHEAST CORNER OF THE SAID CALLED 0.29 ACRE TRACT OF LAND, SAID 1/2" IRON ROD IS MARKING A POINT ON THE WEST RIGHT OF WAY LINE OF ALINE DRIVE;

THENCE SOUTH 02 DEG. 34 MIN. 00 SEC. EAST, ALONG THE WEST LINE OF ALINE DRIVE, FOR A DISTANCE OF 93.63 FEET (RECORD = SOUTH 93.63 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES OF LAND, MORE OR LESS.

<b>Date of Sale:</b> May 05, 2026	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in cursive script that reads "Margie Allen". The signature is written in black ink and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,  
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112