

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2025 FEB -5 AM 11:20

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

CONNIE SECTON  
ERIK  
HARDIN COUNTY, TEXAS  
HOLC  
HMC

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 13, 2021 and recorded under Clerk's File No. 2021-118972, in the real property records of Hardin County Texas, with David Duhon, a married man; Christal Bryan as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by David Duhon, a married man; Christal Bryan securing payment of the indebtedness in the original principal amount of \$164,957.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by David Duhon. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

#### Legal Description:

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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

### SALE INFORMATION

Date of Sale: 04/07/2026

Earliest Time Sale Will Begin: 11:00 AM

**Location of Sale:** The place of the sale shall be: Hardin County Courthouse, Texas at the following location: Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**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 Keata Smith, Stephanie Hernandez, Margie Allen, Angella Brooks, Tiffany Sandwick, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on February 2, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Keata Smith

Printed Name: Keata Smith

C&M No. 44-26-00292

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

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 89° 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 179.46 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 89° 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 rotated to the South line of the Christopher L. Barton and Jamie C. Barton called 5.70 acre tract having a called bearing of South 89° 49' 09" East in document filed for record under Clerk's File No. 2004-1440 of the Hardin County Official Public Records.