

FILED FOR RECORD

25-05481
232 PEAR ST, VILLAGE MILLS, TX 77663

2026 FEB -5 AM 11:20

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Graci Muir*

Property: The Property to be sold is described as follows:

BEING LOT 10, BLOCK 305, OF WILDWOOD RESORT CITY, A
SUBDIVISION LOCATED IN HARDIN AND TYLER COUNTIES, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 83, PLAT
RECORDS, HARDIN COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 9, 2023 and recorded on June 16, 2023 at Instrument Number 2023-136509 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: April 7, 2026, at 11:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JANNA LEGG secures the repayment of a Note dated June 9, 2023 in the amount of \$104,118.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4864765

Rachel Donnelly

De Cubas & Lewis, P.C.
Rachel Donnelly, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Keata Smith

Substitute Trustee(s): Reid Ruple, Kathleen Adkins,
Evan Press, Cary Corenblum, Joshua Sanders, Amy
Oian, Amy Beaulieu, Matthew Hansen, Jami Grady,
Michael Kolak, Crystal Koza, Aleena Litton, Aarti
Patel, Auction.com LLC, Dana Dennen, Cindy
Dennen||Keata Smith, Stephanie Hernandez, Margie
Allen, Angelia Brooks, Tiffany Sandwick, Agency
Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 5th day of
February, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).