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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.: 134525-TX

Date: July 31, 2025

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: DE'ANTONI KANEICE WIGGINS AND MATTHEW J WIGGINS, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/30/2021, RECORDING INFORMATION: Recorded on 12/3/2021, as Instrument No. 2021-27234 and later modified by a loan modification agreement recorded as Instrument 2023-00776 on 01/13/2023 and later modified by a loan modification agreement recorded as Instrument 2023-17501 on 09/08/2023 and later modified by a loan modification agreement recorded as Instrument 2024-16210 on 08/26/2024

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 9, BLOCK 7, OF VALOR FARMS PHASE 1, A SUBDIVISION ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-21934 AND CABINET I, SLIDES 312-313, PLAT RECORDS OF HUNT COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/7/2025**, the foreclosure sale will be conducted in **Hunt** 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 **1:00 PM**, 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
VIRGINIA BEACH, VA 23452-4262

FILED FOR RECORD
at 10:33 o'clock AM

AUG 14 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinson*



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, RICHARD PAUL CARR JR, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, MARGARET ROSANNE KAYL, 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

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

COUNTY OF Hunt

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Pursuant to the applicable provisions of Texas law, I, AUCTION.COM LLC, RICHARD PAUL CARR JR, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, MARGARET ROSANNE KAYL, ALDRIDGE PITE, LLP on August 11, 2025, on behalf of and at the specific instruction and request of LOANCARE, LLC did file a Notice of Trustees Sale with the County Clerk of Hunt County, Texas and did post a like Notice at the door of the Courthouse of Hunt County, Texas. The land described in the Notice of Trustee's Sale is located in Hunt County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 08-13, 2025

AUCTION.COM LLC, RICHARD PAUL CARR JR, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, MARGARET ROSANNE KAYL, ALDRIDGE PITE, LLP

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Auction.com LLC, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosanne Kayl, Aldridge Pite, LLP who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 13th day of August, 2025

Notary Public in and for the State of Texas

My commission expires: 9-16-2026

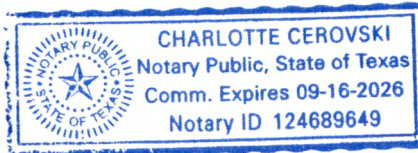


Exhibit "A"

LOT 9, BLOCK 7, OF VALOR FARMS PHASE 1, A SUBDIVISION ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-21934 AND CABINET I, SLIDES 312-313, PLAT RECORDS OF HUNT COUNTY, TEXAS.

Return to:

ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 134525-TX