

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 2/8/2022	Grantor(s)/Mortgagor(s): ISIDRO HERRERA, UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EQUITY PRIME MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC AT <u>1150</u> ^{FILED} <u>O'CLOCK</u> ^A ^M
Recorded in: Volume: N/A Page: N/A Instrument No: 348950	Property County: CORYELL NOV 25 2025
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: <i>James T. Newton</i> 3637 Sentara Way, COUNTY CLERK, CORYELL CO., TEXAS Virginia Beach, VA 23452
Date of Sale: 2/3/2026	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqueline Hughes, Geoffrey Rabb, Dalene VanDermeyden, Auction.com LLC, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 11/21/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for LoanCare, LLC

Dated:

11/25/25

Donna Stockman

Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-122982-POS
Loan Type: FHA

EXHIBIT A

FIELD NOTES for a 0.251 acre tract of land in Coryell County, Texas, being part of the W. Suggott Survey, Abstract No. 912, the land herein being the called all of Lot 2 and part of Lot 3, Block 11, West View Addition, an addition to the City of Gatesville, Texas, being described of record in Volume 1, Page 22, Plat Records of Coryell County, Texas (P.R.C.C.T.), and also being that certain tract of land conveyed in a Quick Claim Deed to Eric Wendeborn et ux, Valerie Harring Wendeborn, being described of record in Document #113680, Official Public Records of Coryell County, Texas (O.P.R.C.C.T.), said 0.251 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod with cap stamped "JBB" found on the north right-of-way margin of West View Drive, being the southeast corner of Lot 10, Block 1, Western Oaks, for the southwest corner of this tract;

THENCE N. 10° 06' 29" W., 134.72 feet, departing the north right-of-way margin of said West View Drive, with the east line of said Lot 10 and the west line of said Wendeborn tract, to a 3/8" iron rod with cap stamped "JBB" found east line of said Lot 10, also being the southeast corner of Lot 6, Block 11, said West View Addition, for the northeast corner of this tract;

THENCE N. 79° 07' 44" E., 89.05 feet, with the south line of said Lot 6 and the north line of said Wendeborn, to a 1/2" iron rod with cap stamped "M&A" set at the northwest corner of Part of Lot 3, Block 11, said West View Addition, being that certain tract of land conveyed in a Warranty Deed to Laura Gonzales and Isidro Herrera, being described of record in Document #204448, Official Public Records of Coryell County, Texas (O.P.R.C.C.T.), and being in the south line of Lot 7, Block 11, said West View Addition, for the northeast corner of this tract;

THENCE S. 04° 00' 27" E., 132.85 feet, departing the south line of said Lot 7, with the east line of said Gonzales tract, and the west line of said Wendeborn tract, to a 1/2" iron pipe found on the north right-of-way margin of said West View Drive, also being at the southeast corner of said Gonzales tract, for the southeast corner of this tract;

THENCE S. 76° 59' 13" W., 75.02 feet, continuing along the north right-of-way margin of said West View Drive and with the south line of said Wendeborn tract, to the **POINT OF BEGINNING** containing a 0.251 acre tract of land.

The bearings for the above description are grid bearings based on the Texas Coordinate System, Central Zone (NAD 83), as determined by Leica Texas SmartNet GPS observations.