

#104

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2026 JUL -9 AM 10: 25

409 E WALNUT ST  
HILLSBORO, TX 76645

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**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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.

**1. Date, Time, and Place of Sale.**

Date: August 04, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 13, 2022 and recorded in Document VOLUME 2182, PAGE 451; AS AFFECTED BY VOLUME 2330, PAGE 298 real property records of HILL County, Texas, with BRANDON BORDE, A MARRIED MAN AND LAUREN M BORDE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDON BORDE, A MARRIED MAN AND LAUREN M BORDE, securing the payment of the indebtednesses in the original principal amount of \$266,091.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



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**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 07-09-26 I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 07-09-26

**EXHIBIT "A"**

BEING A 0.4139 ACRE TRACT OF LAND SITUATED IN THE J. CAROTHERS SURVEY, ABSTRACT NUMBER 148, CITY OF HILLSBORO, HILL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JOSEPH FLORES, RECORDED IN VOLUME 2070, PAGE 216 AND ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JOSEPH FLORES, RECORDED IN VOLUME 1921, PAGE 545, DEED RECORDS, HILL COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "PEEDE" AT THE SOUTHEAST CORNER OF SAID FLORES TRACT (2070/216), SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO DONNA FISHER, RECORDED IN VOLUME 2104, PAGE 497, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF WALNUT STREET;

THENCE NORTH 89 DEGREES 20 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 78.79 FEET, PASSING THE SOUTHWEST CORNER OF SAID FLORES TRACT (2070/216), SAME BEING THE SOUTHEAST CORNER OF SAID FLORES TRACT (1921/545), AND CONTINUING FOR A TOTAL DISTANCE OF 123.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID FLORES TRACT (1921/545), SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO NUZONE SYNERGISTICS, LLC, RECORDED IN VOLUME 1899, PAGE 808, DEED RECORDS, HILL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 89 DEGREES 20 MINUTES 25 SECONDS WEST, A DISTANCE OF 102.57 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 47 SECONDS WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID FLORES TRACT (1921/545), BEING COMMON WITH THE EAST LINE OF SAID NUZONE TRACT, A DISTANCE OF 143.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID FLORES TRACT (1921/545);

THENCE SOUTH 89 DEGREES 20 MINUTES 25 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID FLORES TRACT (1921/545); A DISTANCE OF 45.01 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHEAST CORNER OF SAID FLORES TRACT (1921/545), AND BEING IN THE WEST LINE OF SAID FLORES TRACT (2070/216);

THENCE NORTH 00 DEGREES 22 MINUTES 47 SECONDS WEST, ALONG THE WEST LINE OF SAID FLORES TRACT (2070/216), A DISTANCE OF 1.94 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID FLORES TRACT (2070/216);

THENCE SOUTH 89 DEGREES 20 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID FLORES TRACT (2070/216), AT A DISTANCE OF 21.50 FEET, PASSING A 3" STEEL FENCE CORNER POST FOUND FOR REFERENCE, AND CONTINUING IN ALL 81.23 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID FLORES TRACT (2104-491), SAME BEING THE NORTHWEST CORNER OF SAID FISHER TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 09 SECONDS WEST, DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID FLORES TRACT (2070-216), BEING COMMON WITH THE WEST LINE OF SAID FISHER TRACT, A DISTANCE OF 144.92 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.4139 ACRES OR 18,030 SQUARE FEET OF LAND, MORE OR LESS.