

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 14, 2022 and recorded under Clerk's File No. 2022-09352, in the real property records of Hunt County Texas, with Melissa Garcia, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mid America Mortgage, Inc, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Melissa Garcia, a single person securing payment of the indebtedness in the original principal amount of \$117,335.00 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 Melissa Garcia. 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE F.R. FOSTER SURVEY, ABSTRACT NO. 310, CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 16, BLOCK 1 OF THE HOWARD THOMPSON ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 11 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM KENDRA L. STRANGE TO HOWARD W. STRANGE AS RECORDED IN VOLUME 381, PAGE 854 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 02/03/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Hunt County Courthouse, Texas at the following location: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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.

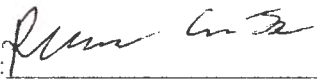
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosanne Kayl, Jabria Foy, Heather Golden, 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 December 3, 2025.

/s/ Nicole M. Bartec SBOT No. 24001674, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 
Printed Name: Richard Carr Jr

C&M No. 44-25-04086

FILED FOR RECORD
at 2:22 o'clock PM

DEC 04 2025

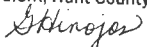
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the F.R. Foster Survey, Abstract No. 310, City of Greenville, Hunt County, Texas, and being known as Lot 16, Block 1 of the Howard Thompson Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 11 of the Plat Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Kendra L. Strange to Howard W. Strange as recorded in Volume 381, Page 854 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the intersection of the East line of Branch Street with the South line of Harris Street, said point also being the Northwest corner of the above cited Lot 16;

THENCE S. 89 deg. 35 min. 09 sec. E. with the South line of Harris Street a distance of 75.00 feet to a 1/2" iron rod set for corner at the Northeast corner of Lot 16, said point also being the Northwest corner of Lot 15, from which a 1/2" iron rod found at the Northeast corner of Lot 15 bears S. 89 deg. 35 min. 09 sec. E. a distance of 75.00 feet;

THENCE S. 00 deg. 50 min. 50 sec. W. with the East line of Lot 16 and the West line of Lot 15 a distance of 137.16 feet to a 1/2" Iron rod found for corner in the North line of an Alley at the Southeast corner of Lot 16, said point also being the Southwest corner of Lot 15;

THENCE N. 89 deg. 50 min. 55 sec. W. with the North line of said Alley a distance of 75.00 feet to a 1/2" iron rod set for corner at the intersection of the North line of said Alley with the East line of Branch Street, said point also being the Southwest corner of Lot 16, from which a 1/2" iron rod found bears N. 16 deg. 31 min. 45 sec. E. a distance of 1.16 feet;

THENCE N. 00 deg. 50 min. 45 sec. E. with the East line of Branch Street a distance of 137.50 feet to the POINT OF BEGINNING and containing 0.236 acres of land.