

FILED FOR RECORD

Notice of Substitute Trustee Sale at 9:04 o'clock A M

FEB 26 2026

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

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **04/07/2026**
Time: The sale will begin no earlier than **01:00PM** or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Hunt** County, TX at the following location: **The common area at the base of the central stairway on the 2nd floor inside the courthouse, or the base of the North steps outside the courthouse, in the event the courthouse is closed,** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description: See attached Exhibit "A"

APN: 35284 / Geographic ID: 0958-0700-0000-41

Commonly known as: 620 Forrester Street, Greenville, TX 75401-6611 AKA, 620 Forester Street, Greenville, TX 75401-6611.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 05/07/2025 (the "Deed of Trust") and recorded in the office of the County Clerk of Hunt County, Texas, recorded on 05/08/2025 as Document No. 2025-08053 of the Real Property Records of Hunt County, Texas.

Trustor(s):	LSR GLOBAL INC, a Texas corporation	Original Beneficiary:	LEGIONS CAPITAL, INC. d/b/a LoanGuys.com, a/an California Corporation
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-P1	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michele Sanders or Cherie Maples		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$332,500.00, executed by LSR GLOBAL INC, a Texas corporation, and payable to the order of LEGIONS CAPITAL, INC. d/b/a LoanGuys.com, a/an California Corporation; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of LSR GLOBAL INC, a Texas corporation. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-P1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-P1
2945 Townsgate Road
Suite 110
Westlake Village, CA 91361
Jeannette McWay
jmcway@velocitycommercial.com
(818) 338-9789

Dated: 2/25/20

Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michele Sanders or
Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

Being a tract of land situated in the Daniel Black Survey, Abstract No. 958, Hunt County, Texas, same being that tract of land conveyed to Samantha Hall (Tract 2), by deed recorded in Instrument No. 2017-03765, Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Hall tract (Tract 1), and lying along the South line of Forrester Street (80 foot right-of-way), from which a 1/2 inch iron rod found bears North 81 degrees 31 minutes 49 seconds West, a distance of 85.07 feet, at the Northwest corner of said Hall tract (Tract 1) and Northeast corner of that tract of land conveyed to Billy Don Baker and wife, Beatrice Marie Baker, by deed recorded in Instrument No. 2016-12084, Official Public Records of Hunt County, Texas;

THENCE South 81 degrees 31 minutes 49 seconds East, along said South line of Forrester Street, a distance of 149.65 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Lanny Jones and Allison Jones, by deed recorded in Instrument No. 2023-00635, Official Public Records of Hunt County, Texas;

THENCE South 00 degrees 43 minutes 18 seconds East, along the West line of said Jones tract, a distance of 701.36 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to 2 Bits Holdings, LLC, a Texas limited liability company, by deed recorded in Instrument No. 2021-07177, Official Public Records of Hunt County, Texas, and lying along the North line of that tract of land conveyed to 2 Bits Holdings, LLC, a Texas limited liability company, by deed recorded in Instrument No. 2021-25015, Official Public Records of Hunt County, Texas, from which a 1/2 inch iron rod found bears North 02 degrees 10 minutes 10 seconds West, a distance of 75.41 feet for witness;

THENCE South 89 degrees 46 minutes 36 seconds West, along said North line of 2 Bits Holdings (2021-25015), a distance of 237.45 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said 2 Bits Holdings (2021-25015), and lying along the East line of that tract of land conveyed to CCS Water Specialist, Inc., a Texas corporation, by deed recorded in Instrument No. 2017-17663, Official Public Records of Hunt County, Texas;

THENCE North 00 degrees 16 minutes 33 seconds West, along said East line of CCS Water Specialist tract, a distance of 459.50 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of aforementioned Hall tract (Tract 1);

THENCE North 89 degrees 32 minutes 39 seconds East, a distance of 70.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 46 minutes 30 seconds East, along the East line of said Hall tract (Tract 1), a distance of 264.53 feet to the POINT OF BEGINNING and containing 147,831 square feet or 3.39 acres of land.

Together with a 15 foot Access Easement over and across Tracts I and II of said Miller Tracts, described by metes and bounds as follows:

Beginning at a point for corner in the south line of Forrester Street an 80 foot right-of-way, said point being 81 degrees 18 minutes 25 seconds east 1.29 feet from the common west corner of the said Miller Tracts I and II

Thence South 81 degrees 18 minutes 25 seconds east along said right-of-way a distance of 15 feet to a point for corner, the northeast corner of said easement;

Thence South 09 degrees 36 minutes 20 seconds west along the east line of said easement a distance of 153.30 feet to a point for corner, the southeast corner of said easement;

EXHIBIT A
(Continued)

Thence North 80 degrees 39 minutes 55 seconds west a distance of 15.00 feet to a point for corner, the southwest corner of said easement;

Thence North 09 degrees 36 minutes 20 seconds east along the west line of said easement a distance of 153.13 feet to the Place of Beginning and containing 2,298.28 square feet or 0.052 acres of land.

15 FOOT ACCESS EASEMENT IS SHOWN FOR REFERENCE ONLY AND DESCRIBED IN INSTRUMENT NO. 2017-03765, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Certificate of Posting

I, Randy Daniel do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on 2-26-21 I filed the Notice of Sale at the office of the HUNT County Clerk and caused same to be posted at the HUNT County courthouse.

Signature: Randy Daniel
Declarants Name: Randy Daniel
Date: 2-26-21