

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/17/2020	Grantor(s)/Mortgagor(s): CHASE CORBIN EAVES, AN UNMARRIED MAN, AND SHANA RENE WELLS, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-01022	Property County: HUNT
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 5/5/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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.

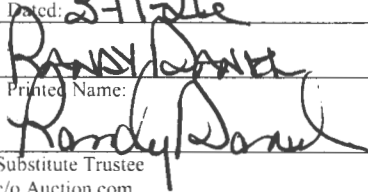
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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: 3/11/2026


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

Dated: 3-11-26

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

FILED FOR RECORD
 at 11:48 o'clock A M

MAR 12 2026

MH File Number: TX-26-127497-POS
Loan Type: FHA

BECKY LANDRUM
 County Clerk, Hunt County, Tex.
 by 

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Uriah Blue Survey, Abstract No. 119 and being known as that tract of land described in a deed from Vivian Leeson to Tasha Leeson as recorded in Document No. 2012-8059 of the Real Records of Hunt County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at a fence corner post and at the Northwest corner of the above cited Hayes tract, said point being in the South line of County Road No. 2714;

THENCE S 89° 56 min 30 sec E along the South line of said road and along a fence line, passing a 1/2" iron rod with cap stamped Stovall & Assoc. found for a witness at distance of 417.27 feet and continuing for a total distance of 442.27 feet to a point for corner at the Northeast corner of said Hayes tract and point being in the center of County Road No. 2712;

THENCE S 02° 15 min 35 sec E along the center of said road a distance of 100.00 feet to a point for corner at the Southeast corner of said Hayes tract;

THENCE West (Directional Control Line) along the South line of said Hayes tract, passing a 1/2" iron rod found for a witness at a distance of 24.44 feet and continuing along said line, and along a fence line for a total distance of 446.93 feet to a 1" iron pipe found for corner at a fence corner post and at the Southwest corner of said Hayes tract;

THENCE N 00° 24 min 25 sec E along a fence line and along the West line of said Hayes tract, a distance of 100.37 feet to the POINT OF BEGINNING and containing 1.02 acres of land, more or less.