

FILED FOR RECORD
at 11:45 o'clock A M

APR 21 2026

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

Notice of Substitute Trustee Sale

T.S. #: 25-17756

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: **7/7/2026**
- Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
- Place: **Hunt County Courthouse in Greenville, Texas, at the following location: 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

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

PLEASE SEE EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/30/2020 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk’s File No 2020-05119, recorded on 3/31/2020, of the Real Property Records of Hunt County, Texas.
Property Address: 3048 FM 36 S CADDO MILLS. TEXAS 75135-6795

Trustor(s):	LINDSEY G CARRELL	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GREAT WESTERN FINANCIAL SERVICES, INC. ITS SUCCESSORS AND ASSIGNS
-------------	--------------------------	-----------------------	--

Current Beneficiary:	Amerihome Mortgage Company, LLC	Loan Servicer:	ServiceMac, LLC
----------------------	--	----------------	------------------------

Current Substituted Trustees: **Auction.com, LLC, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Avriel DuVerney, Jabria Foy, Heather Golden, Kara Riley, Debby Akens, Kara Riley, Debby Akens, and Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Abstracts/Trustees of Texas, LLC, Prestige Posting and Publishing LLC**

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.

T.S. #: 25-17756

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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 sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by LINDSEY G CARRELL, A SINGLE PERSON. 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 but not limited to (1) the promissory note in the original principal amount of \$138,380.00, executed by LINDSEY G CARRELL, A SINGLE PERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GREAT WESTERN FINANCIAL SERVICES, INC. ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of LINDSEY G CARRELL, A SINGLE PERSON to LINDSEY G CARRELL. Amerihome Mortgage Company, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

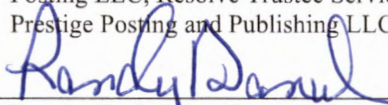
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
Amerihome Mortgage Company, LLC c/o ServiceMac, LLC
9726 Old Bailes Road, Suite 200
Fort Mill, South Carolina 29707-7882
(844)-478-2622

T.S. #: 25-17756

Dated: 4-25-20

Auction.com, LLC, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Avriel DuVerney, Jabria Foy, Heather Golden, Kara Riley, Debby Akens, Kara Riley, Debby Akens, and Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Abstracts/Trustees of Texas, LLC, Prestige Posting and Publishing LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

EXHIBIT 'A'

Property: **3048 FM 36, Caddo Mills, TX 75135**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.C. CADY SURVEY, PATENT NO. 437, VOLUME 4, ABSTRACT NO. 157, HUNT COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO DOROTHY N. HUGHES, RECORDED IN VOLUME 834, PAGE 833, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF F.M. HIGHWAY 36 (80' R.O.W.) AND THE RECOGNIZED NORTHEAST LINE OF SAID HUGHES TRACT, SAID POINT BEING THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO STEPHEN HUGHES, RECORDED IN VOLUME 916, PAGE 806, DEED RECORDS, HUNT COUNTY, TEXAS AND THE EAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT EAST CORNER OF SAID HUGHES TRACT (VOL. 916, PG. 806), BEARS SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST – 130.00 FEET;

THENCE SOUTH 46 DEGREES 54 MINUTES 46 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID HUGHES TRACT (VOL. 916, PG. 806), A DISTANCE OF 380.23 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 43 DEGREES 05 MINUTES 14 SECONDS WEST, OVER AND UPON SAID HUGHES TRACT (VOL. 834, PG. 833), A DISTANCE OF 149.92 FEET TO A POINT FOR CORNER IN A POND, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS NORTH 46 DEGREES 54 MINUTES 46 SECONDS EAST – 38.28 FEET;

THENCE NORTH 46 DEGREES 54 MINUTES 46 SECONDS EAST, OVER AND UPON SAID HUGHES TRACT (VOL. 834, PG. 833), A DISTANCE OF 375.23 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID F.M. HIGHWAY 36 AND THE RECOGNIZED NORTHEAST LINE OF SAID HUGHES TRACT (VOL. 834, PG. 833), SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO STEPHEN D. HUGHES AND DIANE K. HUGHES, RECORDED IN VOLUME 1107, PAGE 383, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST -77.67 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID F.M. HIGHWAY 36 AND THE RECOGNIZED NORTHEAST LINE OF SAID HUGHES TRACT (VOL. 834, PG. 833), A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 56,628.00 SQ. FT. OR 1.300 ACRES OF LAND.