

FILED FOR RECORD
at 8:30 o'clock A M

RECORDING REQUESTED BY:

JUN 18 2026

WHEN RECORDED MAIL TO:

Auction.com, LLC
c/o Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

TS No TX09000034-25-1

APN 236744

TO No 250592583-TX-RWI

**NOTICE OF FORECLOSURE SALE and
APPOINTMENT OF SUBSTITUTE TRUSTEE**

WHEREAS, on February 2, 2022, CHACE BENSON LILLARD, UNMARRIED as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of L. KELLER MACKIE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FBC MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$242,250.00, payable to the order of Acrisure Mortgage, LLC as current Beneficiary, which Deed of Trust recorded on February 9, 2022 as Document No. 2022-03052 and that said Deed of Trust was modified by Modification Agreement and recorded March 17, 2025 as Instrument Number 2025-04528 in Hunt County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Acrisure Mortgage, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 4, 2026 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Hunt County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Acrisure Mortgage, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Acrisure Mortgage, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the

Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Auction.com, LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Starr Meehan, Authorized Signatory

Dated: June 16, 2026



Aarti Patel on behalf of Auction.com, LLC
Substitute Trustee(s)

Dated: June 17, 2026

Certificate of Posting

My name is Randy Davis

and my address is 14805 Landmark Blvd

I declare under penalty of perjury that on June 18, 2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners.

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.

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**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING A PART OF THE JOHN GILLESPIE SURVEY, ABSTRACT NO. 356, BEING THE EAST 1/2 OF THE ABANDONED TEXAS-MIDLAND RAILROAD LYING NORTH OF PARK STREET AND WEST OF LOT 16 OF THE GARRISON ADDITION, A SUBDIVISION OF PART OF BLOCK 23 AND BLOCK 24 OF THE MOULTON ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, TEXAS, AS RECORDED IN VOLUME 200 AT PAGE 21 IN CABINET C ON SLIDE 21 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR A CORNER ON THE NORTH LINE OF PARK STREET, SAID POINT OF BEGINNING BEING AT THE EXISTING SOUTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO LEEANN THOMAS AS RECORDED IN VOLUME 881 AT PAGE 218 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE N 88°41'01" W ALONG THE NORTH LINE OF PARK STREET, A DISTANCE OF 51.85 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER, SAID CORNER BEING IN THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°20' 59", A RADIUS OF 5350.00 FEET AND A CHORD BEARING OF N14°47'58" W AND A CHORD DISTANCE OF 126.04 FEET,

THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 126.04 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 89°10'31" E A DISTANCE OF 52.07 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER AT THE NORTHWEST CORNER OF SAID THOMAS TRACT ON THE SOUTH LINE OF A 20' ALLEY, SAID CORNER BEING IN THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°20'29", A RADIUS OF 5400.00 FEET WITH A CHORD BEARING OF S 14°38'55" E AND A CHORD DISTANCE OF 126.41 FEET,

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 126.41 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.145 ACRE OF LAND.

NOTE: 01°20'29" SHOULD BE READ AS 01°20'29"