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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/30/2020	Grantor(s)/Mortgagor(s): SHELBY AISHMAN AND LACEY MILLER, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR WILLOW BEND MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-18762	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: 8/4/2026	Earliest Time Sale Will Begin: 1:00 PM
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, Auction.com, LLC, 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: 7/7/2026



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

Dated: 7-7-2026

Printed Name:

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

FILED FOR RECORD
at 9:36 o'clock A M

JUL 09 2026

MH File Number: TX-26-130176-POS
Loan Type: FHA

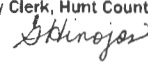
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

EXHIBIT 'A'

File No.: 2543033-DFW92 (CLS)

Property: 1405 Caddo St, Commerce, TX 75428-2539

BEING ALL THAT TRACT OF LAND IN THE CITY OF COMMERCE, HUNT COUNTY, TEXAS, OUT. OF THE JAMES BURNETT SURVEY, A-88, AND BEING PART OF BLOCK 22 OF SAID CITY OF COMMERCE, SAME BEING ALL THAT TRACT OF LAND DESCRIBED IN A DEED TO RT 17 INVESTMENTS, LLC AS RECORDED IN VOLUME 1576, PAGE 297 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD FOUND CAPPED "DC&A" ON THE SOUTH LINE OF CADDO STREET, AT THE NORTHWEST CORNER OF SAID RT 17 TRACT, AND AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS 2ND TRACT OF TRACT 2 IN A DEED TO KBDB PROPERTIES, LTD AS RECORDED IN VOLUME 1526, PAGE 438 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH STEEL ROD FOUND CAPPED "WISDOM" AT THE NORTHWEST CORNER OF SAID KBDB TRACT BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 83.84 FEET FOR WITNESS, AND FROM WHICH A 1/2 INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID KBDB TRACT BEARS SOUTH 02 DEGREES 04 MINUTES 15 SECONDS EAST, 59.07 FEET FOR WITNESS;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BEARING BASIS), 70.08 FEET ALONG THE SOUTH LINE OF SAID CADDO STREET TO A 5/8 INCH STEEL ROD FOUND CAPPED "DC&A" AT THE NORTHEAST CORNER OF SAID RT 17 TRACT, AND AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHARLES A. KENNEDY AS RECORDED IN VOLUME 697, PAGE 592 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 47 MINUTES 23 SECONDS EAST 120.47 FEET TO A 5/8 INCH STEEL ROD FOUND CAPPED 'DC&A' AT THE SOUTHEAST CORNER OF SAID RT 17 TRACT, AND AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARIANNE FLEMING-HAUCK AS RECORDED IN VOLUME 456, PAGE 249 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST, 69.48 FEET TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" AT THE SOUTHWEST CORNER OF SAID RT 17 TRACT, AND AT THE NORTHWEST CORNER OF SAID HAUCK TRACT, SAME BEING ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 5 IN SAID KBDB DEED (1526-438), FROM WHICH A 1/2 INCH STEEL ROD FOUND CAPPED "STOVALL" BEARS SOUTH 02 DEGREES 04 MINUTES 15 SECONDS EAST, 16.19 FEET FOR WITNESS, AND FROM WHICH A 3/8 INCH STEEL ROD FOUND AT THE SOUTHWEST CORNER OF SAID HAUCK TRACT BEARS SOUTH 00 DEGREES 37 MINUTES 16 SECONDS EAST, 105.00 FEET FOR WITNESS;

THENCE NORTH 02 DEGREES 04 MINUTES 15 SECONDS WEST, 120.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.193 ACRES OF LAND.

A.P.N. 4380-0220-0020-31