

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 140973-TX

Date: November 25, 2025

County where Real Property is Located: Brown

ORIGINAL MORTGAGOR: DERENDA KAYE FISHER AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR CORNERSTONE HOME LENDING,
INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 5/9/2022, RECORDING INFORMATION: Recorded on 5/9/2022, as Instrument No.
2203160

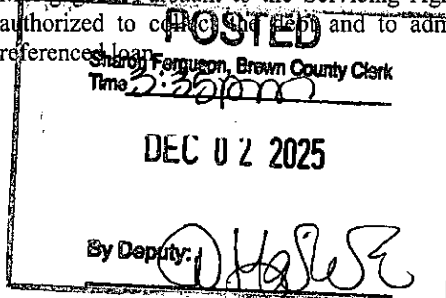
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OF LAND WITHIN THE
FRANCIS HUNT SURVEY, NO. 18, ABSTRACT NO. 408, BROWN COUNTY, TEXAS, MORE
COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/6/2026, the foreclosure sale will be conducted in
Brown County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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 conduct the sale and to administer any resulting foreclosure of the property securing the above
referenced loan.



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AP NOS/SOT 08212019

Matter No.: 140973-TX

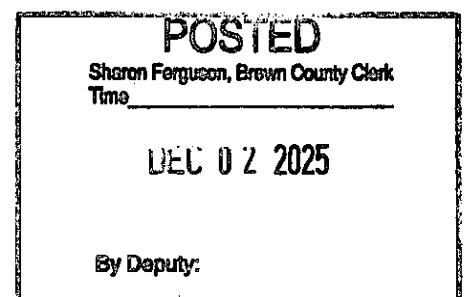
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Sharon C. Ferguson
Posted on December 2, 2025
by: Logan R. Starnes



140973-TX

EXHIBIT "A"

BEING a tract of land within the Francis Hunt Survey, No. 18, Abstract No. 408, Brown County, Texas, and being all of that tract of land described in the affidavit of heirship to Geneva Millhollon, as recorded in Instrument No. 1804917, Official Public Records, Brown County, Texas (OPRBCT), and being further described in the deed to Truman Carroll Millhollon, et ux., as recorded in Volume 570, Page 44, OPRBCT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 3/8 inch iron rod found for the southeast corner of said Millhollon tract and being the easternmost southeast corner of Lot 9, Block 8, Sunny Dale Acres Addition, an addition to the City of Early, Brown County, Texas, as shown per plat recorded in Volume 2, Page 251, Plat Records, Brown County, Texas;

THENCE North 33°26'20" West, with the southwest line of said Millhollon tract, passing a 3/8 inch iron rod found for the northeast corner of said Lot 9 and the southeast corner of Lot 10 at a distance of 24.00 feet, continuing for a total distance of 87.51 feet to a point for the westernmost corner of said Millhollon tract and the southernmost corner of a tract of land described in the deed to Roland Millhollon, et ux., as recorded in Volume 1347, Page 395, OPRBCT, from which a 1/2 inch iron rod found for reference bears North 33°26'20" West, a distance of 84.93 feet;

THENCE North 37°14'45" East, with the common line of said Geneva Millhollon tract and said Roland Millhollon tract, passing a galvanized fence corner post at a distance of 2.41 feet, continuing for a total distance of 259.12 feet to a 3/8 inch iron rod found in the south line of Bluebonnet Dr. for the northeast corner of said Geneva Millhollon tract;

THENCE South 52°47'36" East, with the south line of Bluebonnet Dr., a distance of 79.94 feet to a 3/8 inch iron rod found for the easternmost corner of said Geneva Millhollon tract and the northeast corner of a tract of land described in the deed to Diann S. Seamans, as recorded in Instrument No. 1701872, OPRBCT;

THENCE with the common line of said Geneva Millhollon tract and said Seamans tract, the following courses and distances:

South 37°00'39" West, a distance of 271.15 feet to a 3/8 inch iron rod found;

South 32°05'16" West, a distance of 17.05 feet to the Point of Beginning and containing 22,018 Square Feet or 0.505 of an Acre of Land.

POSTED
Sharon Ferguson, Brown County Clerk
Time _____
DEC 02 2025
By Deputy: _____