

## **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.: 140575-TX

Date: November 22, 2025

County where Real Property is Located: Eastland

ORIGINAL MORTGAGOR: SHELBY DANIELLE McDOWELL, A SINGLE WOMAN AND  
STEPHEN PARKER, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR FIRST FINANCIAL BANK, N.A.,  
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/14/2021, RECORDING INFORMATION: Recorded on 10/18/2021, as Instrument  
No. 2021-003504

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 9, RESUBDIVISION OF LOT 1, BLOCK 102,**  
**ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP**  
**THEREOF RECORDED IN SLIDE NO. 21, PLAT CABINET RECORDS, EASTLAND COUNTY, TEXAS,**  
**MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT A**

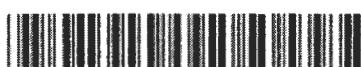
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/6/2026**, the foreclosure sale will be conducted in **Eastland** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is 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 **1:00 PM**, 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

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AP NOS/SOT 08212019

RECEIVED 1:21 M.  
CATHY JENTHO, COUNTY CLERK

NOV 25 2025

EASTLAND COUNTY, TEXAS  
By DR Deputy

Matter No.: 140575-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**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

EXHIBIT "A"

Tract 1:

Lot 9, Resubdivision of Lot 1, Block 102, Original Town of Cisco, Eastland County, Texas, according to the plat or map thereof recorded in Slide No. 21, Plat Cabinet Records, Eastland County, Texas, being that same tract of land described in a deed to July Rains Bruner recorded in Instrument No. 2015-002592, Official Public Records, Eastland County, Texas.

Tract 2:

A part of Lot 8, Resubdivision of Lot 1, Block No. 102, Original Town of Cisco, Eastland County, Texas, according to the plat or map thereof recorded in Slide No. 21, Plat Cabinet Records, Eastland County, Texas, and being out of and a part of that tract of land described in a deed to Christopher Burns et. ux. recorded in Instrument No. 2008-02802366, Official Public Records, Eastland County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Block 102 and West 14th Street, for a common corner between said Lot 8 and Lot 9 of said Resubdivision of Lot 1, same being a common corner between said Burns tract and a tract of land described in a deed to Juli Rains Bruner recorded in Instrument No. 2015-002592 of said Official Public Records, for the Southeast corner of this described tract;

Thence S 61° 13' 11" W 5.24 feet along the common line between said Lot 8 and said West 14th Street to a point for the Southwest corner of this described tract, from which a 1/2" rebar rod with survey cap stamped RPLS 5085 (control monument) found for reference bears S 26° 24' 05" E 0.14 feet;

Thence N 26° 24' 05" W 125.00 feet over and across said Lot 8 and said Burns tract along the West line of this described tract to a 1/2" rebar rod with survey cap stamped RPLS 6224 set for a common corner between said Lot 8 and said Lot 9, same being a common corner between said Burns tract and said Bruner tract, for the North corner of this described tract, from which a 1/2" rebar with survey cap stamped RPLS 5085 (control monument) found for a common corner between said Lot 9 and Lot 10 of said Resubdivision of Lot 1 bears N 61° 13' 11" E 55.48 feet;

Thence S 28° 48' 14" E 124.89 feet along the common line between said Lot 8 and said Lot 9, same being the common line between said Burns tract and said Bruner tract to the place of beginning and containing 0.01 acres of land.

Note: all bearings were based on GPS Observations, NAD83, Texas North Central 4202 (Epoch 2011).