

#116

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/23/2019	<b>Grantor(s)/Mortgagor(s):</b> EARL LEWIS DAVIS AND CHUNG DAVIS, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> 2032 <b>Page:</b> 288 <b>Instrument No:</b> 00109567	<b>Property County:</b> HILL
<b>Mortgage Servicer:</b> M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Fountain Plaza, Buffalo, NY 14203
<b>Date of Sale:</b> 1/6/2026	<b>Earliest Time Sale Will Begin:</b> 11am
<b>Place of Sale of Property:</b> EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, 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: 12/3/2025



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

Dated: 12/4/25

Donna Stockman

Printed Name:



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

MH File Number: TX-25-124695-POS  
Loan Type: VA

2025 DEC -4 PM 12:21  
HILL  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**TX-25-124695-POS**

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lots 11 and 12 of the McKenzie Addition and a part of Lot 60 of the Parks Addition to the City of Hillsboro, Hill County, Texas, according to plats recorded in Volume 50, Page 613 and Volume 30, Page 99 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from JPMorgan Chase Bank, National Association to A'MAYAS Properties recorded in Volume 1984, Page 466 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north line of Park Drive and in the south line of said Lot 12 for the southwest corner of that certain 0.22 acre tract described in a deed to Alfonso Gonzalez Leon recorded in Volume 1973, Page 795 of the Official Public Records of Hill County and for the southeast corner of this, said rod being WEST 165.00 feet from the intersection of the north line of Park Drive with the west line of Park Street at the southeast corner of Lot 61 of said Parks Addition:

THENCE with the north line of Park Drive, WEST 120.81 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the south line of said Lot 11 for the southeast corner of that certain 0.24 acre tract described in a deed to Beatriz Sanchez recorded in Volume 1680, Page 534 of the Official Public Records of Hill County and for the southwest corner of this, said rod being EAST 20.00 feet from the southwest corner of said Lot 11;

THENCE N00°30'22"W 150.00 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the north line of said Lot 11 and in the south line of a 20 foot alley for the northeast corner of said Sanchez tract and for the northwest corner of this;

THENCE with the south line of said alley, S89°57'49"E 119.91 feet to a 1/2" iron rod found for the northwest corner of said Leon tract and for the northeast corner of this;

THENCE S00°51'07"E 149.93 feet to the place of beginning, containing 0.414 acres of land.