

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/12/2018	Grantor(s)/Mortgagor(s): JAMES G. MIZE SR AND SHANI R. MIZE, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC.
Recorded in: Volume: N/A Page: N/A Instrument No: 1801074	Property County: HOUSTON
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: 11/4/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Houston County Courthouse, 401 East Houston Avenue, Crockett, TX 75835 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, Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com LLC, Heather Golden, Jabria Foy, Kara Riley, Kevin Key or Jay Jacobs, 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: 10/1/2025



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

Dated: October 2, 2025

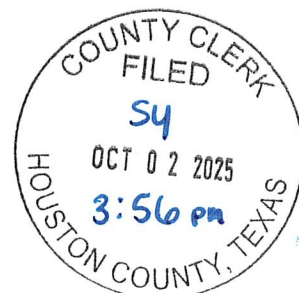


Printed Name:

Sharon St. Pierre

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

MH File Number: TX-24-106344-POS
Loan Type: USDA Farm Loan



106344

EXHIBIT "A"

BEING 0.355 ACRES SITUATED IN THE WILLIAM BURKE SURVEY, ABSTRACT 170, BEING ALL OF THAT CERTAIN CALLED 15,000 SQUARE FOOT TRACT CONVEYED TO BILLY AND AMANDA SHELTON AS RECORDED IN DOCUMENT NO. 0100000001489 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS. SAID 0.355 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 15,000 SQUARE FOOT TRACT, NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DONALD AND BERTIE RAFFERTY AS RECORDED IN DOCUMENT NO. 1401072 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS, BEING IN THE EAST RIGHT-OF-WAY OF SYCAMORE STREET;

THENCE NORTH 01°08'59" EAST WITH THE EAST RIGHT-OF-WAY OF SYCAMORE STREET, WEST LINE OF SAID 15,000 SQUARE FOOT TRACT, A DISTANCE OF 103.38 FEET TO A ½" IRON ROD SET FOR THE NORTHWEST CORNER OF SAME, WESTERLY SOUTHWEST CORNER OF THAT CERTAIN CALLED 3.374 ACRES CONVEYED TO BRENDA FAYE FORD AS RECORDED IN DOCUMENT NO. 0200000004309 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE EAST WITH THE WESTERLY SOUTH LINE OF SAID 3.374 ACRES, NORTH LINE OF SAID 15,000 SQUARE FOOT TRACT, A DISTANCE OF 150.03 FEET TO A ½" IRON ROD SET FOR THE NORTHEAST CORNER OF SAME, AN ELL CORNER OF SAID 3.374 ACRES;

THENCE SOUTH 01°08'59" WEST WITH THE SOUTHERLY WEST LINE OF SAID 3.374 ACRES, EAST LINE OF SAID 15,000 SQUARE FOOT TRACT, A DISTANCE OF 102.64 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAME, NORTHEAST CORNER OF SAID RAFFERTY TRACT, IN THE WEST LINE OF SAID 3.374 ACRES;

THENCE SOUTH 89°43'12" WEST WITH THE NORTH LINE OF SAID RAFFERTY TRACT, SOUTH LINE OF SAID 15,000 SQUARE FOOT TRACT, A DISTANCE OF 150.05 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.355 ACRES OF LAND.