

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

|                                                                                                                                                                                                                                       |                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Deed of Trust Date</b><br>1/12/2022                                                                                                                                                                                                | <b>Grantor(s)/Mortgagor(s)</b><br>JARVIS KELSON AND DENIECE CAMPBELL KELSON,<br>HUSBAND AND WIFE |
| <b>Original Beneficiary/Mortgagee</b><br>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC<br>("MERS") SOLELY AS A NOMINEE FOR TOWNE MORTGAGE<br>COMPANY, ITS SUCCESSORS AND ASSIGNS                                                      | <b>Current Beneficiary/Mortgagee</b><br>Lakeview Loan Servicing, LLC                             |
| <b>Recorded in</b><br><b>Volume</b> N/A<br><b>Page</b> N/A<br><b>Instrument No</b> RP-2022-26630                                                                                                                                      | <b>Property County</b><br>HARRIS                                                                 |
| <b>Mortgage Servicer</b><br>LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a<br>servicing agreement with the Current Beneficiary/Mortgagee                                                                     | <b>Mortgage Servicer's Address</b><br>3637 Sentara Way,<br>Virginia Beach, VA 23452              |
| <b>Date of Sale</b> 11/3/2026                                                                                                                                                                                                         | <b>Earliest Time Sale Will Begin</b> 10 00 AM                                                    |
| <b>Place of Sale of Property</b> Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston TX 77045 OR IN THE AREA<br>DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE |                                                                                                  |

**Legal Description** LOT 13, BLOCK 4, RANCHO VERDE SEC 7, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO 681303, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND RATIFICATION THEREOF RECORDED IN DOCUMENT NO 20170179207 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS

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 Patricia Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva or Steve Leva, 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 their 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 9/3/2026



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

Dated 9-10-2026

SANDY DASIGENIS

Printed Name



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<http://sale.mccarthy.holthus.com/>

MH File Number TX-26-132654-POS  
Loan Type VA