

MAR 23 2023

BECKY LANDRUM
 County Clerk, Hunt County, Tex.
 By *[Signature]*

23-099092

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 1, 2010	Original Mortgagor/Grantor: BARBARA L. MCWHIRTER AND BRIAN MCWHIRTER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICARY, ACTING SOLELY AS NOMINEE FOR ALACRITY LENDING COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2010-8086	Property County: HUNT
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

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

Secures: Note in the original principal amount of \$99,410.00, executed by BARBARA L. MCWHIRTER and payable to the order of Lender.

Property Address/Mailing Address: 7440 CR 4617, WOLFE CITY, TX 75496

Legal Description of Property to be Sold: BEING A LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JASON WILSON SURVEY, ABSTRACT NO. 1080, HUNT COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 32.782 ACRE TRACT OF LAND CONVEYED FROM MICHAEL BUTLER TO BRIAN MCWHIRTER, BY GENERAL WARRANTY DEED, AS RECORDED IN VOLUME 1773, PAGE 192, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 6 INCH WOOD FENCE POST CORNER AT A SOUTHEAST CORNER OF SAID 32.782 ACRE TRACT, AND THE NORTHEAST CORNER OF A 25.00 ACRE TRACT OF LAND CONVEYED TO GERALD GEEN, BY DEED RECORDED IN VOLUME 915, PAGE 200, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, SAID POINT LYING ON THE WEST SIDE OF COUNTY ROAD NO. 4617;

THENCE, SOUTH 80 DEGREES 45 MINUTES 51 SECONDS WEST, ALONG A SOUTH LINE OF SAID 32.782 ACRE TRACT, AND THE NORTH LINE OF SAID 25.00 ACRE TRACT, A DISTANCE OF 316.80 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (CBG INC) IN A SOUTH LINE OF SAID 32.782 ACRE TRACT, AND IN THE NORTH LINE OF SAID 25.00 ACRE TRACT, FROM SAID POINT, A 1/2 INCH IRON ROD FOUND WITH AN ORANGE PLASTIC CAP MARKED (WISDOM) AT AN ANGLE POINT IN A SOUTH LINE OF SAID 32.782 ACRE TRACT, AND AN ANGLE POINT IN THE NORTH LINE OF SAID 25.00 ACRE TRACT, BEARS SOUTH 80 DEGREES 45 MINUTES 51 SECONDS WEST, A DISTANCE OF 430.41 FEET;

THENCE, NORTH 00 DEGREES 25 MINUTES 40 SECONDS WEST, A DISTANCE OF 208.71 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (CBG INC) FOR CORNER;



THENCE, NORTH 80 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 316.80 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (CBG INC) FOR CORNER IN AN EAST LINE OF SAID 32.782 ACRE TRACT, AND ON THE WEST SIDE OF SAID COUNTY ROAD NO. 4617, FROM SAID POINT, AN 8 INCH WOOD FENCE POST CORNER AT THE NORTHEAST CORNER OF SAID 32.782 ACRE TRACT, BEARS NORTH 00 DEGREES 25 MINUTES 40 SECONDS WEST, A DISTANCE OF 551.35 FEET:

THENCE, SOUTH 00 DEGREES 25 MINUTES 40 SECONDS EAST, (REFERENCE BEARING), ALONG AN EAST LINE OF SAID 32.782 ACRE TRACT, AND THE WEST SIDE OF SAID COUNTY ROAD NO. 4617, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 65,340 SQUARE FEET, MORE OR LESS, OR 1.50 ACRES OF LAND, MORE OR LESS..

Date of Sale: June 6, 2023	Earliest time Sale will begin: 1:00 PM
-----------------------------------	---

Place of sale of Property: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiars, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

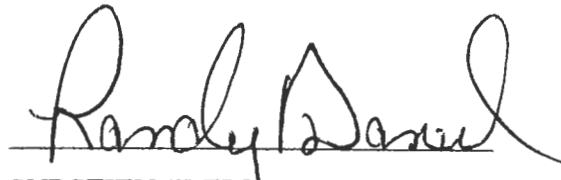
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiars, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris whose address is 14800 Landmark Blvd., Suite 850, Dallas,

TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style with a horizontal line underneath the name.

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris or Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre or Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112