

4-1-3

FEB 08 2024

24-176478

Notice of Substitute Trustee's Sale

BECKY LANDRUM
 County Clerk, Hunt County
 by *Tracy*

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: October 8, 2021	Original Mortgagor/Grantor: SHARON ROSE SMITH
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC... ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2021-22368	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 \$203,250.00, executed by SHARON ROSE SMITH and payable to the order of Lender.

Property Address/Mailing Address: 2617 TANGLEWOOD DR, COMMERCE, TX 75428

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF COMMERCE, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO DANIEL GONZALEZ AS RECORDED IN DOC. NO. 2021-16604 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 12 OF WINGATE ADDITION, SECTION TWO, AN ADDITION TO SAID CITY AS RECORDED IN VOLUME 400, PAGE 345 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING PART OF LOT 42 OF TANGLE WOOD SECTION THREE REVISED AN ADDITION TO SAID CITY AS RECORDED IN VOLUME 400, PAGE 406 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF TANGLEWOOD DRIVE AND AT THE NORTHWEST CORNER OF SAID LOT 12;
 THENCE S. 89 DEG. 09 MIN. 11 SEC. E. WITH THE SOUTH LINE OF SAID DRIVE, A DISTANCE OF 110.29 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT AT THE INTERSECTION OF SOUTH LINE OF TANGLEWOOD DRIVE AND THE EAST LINE OF MARSHALL DRIVE;
 THENCE IN A SOUTHEASTERLY DIRECTION WITH SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF S. 88 DEG. 42 MIN. 09 SEC., A CHORD OF S.44 DEG. 30 MIN. 37 SEC. E. A DISTANCE OF 13.98 FEET AND AN ARC LENGTH OF 15.48 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE END OF SAID CURVE;

THENCE S. 00 DEG. 10 MIN. 07 SEC. E. WITH THE WEST LINE OF MARSHALL DRIVE, PASSING THE SOUTHEAST CORNER OF SAID LOT 12 AND THE NORTHEAST CORNER OF SAID LOT 42 AND



CONTINUING FOR A TOTAL DISTANCE OF 91.05 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID GONZALEZ TRACT:

THENCE N. 89 DEG. 02 MIN. 38 SEC. W. WITH THE SOUTH LINE OF SAID GONZALEZ TRACT, A DISTANCE OF 119.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID GONZALEZ TRACT AND BEING IN THE WEST LINE OF SAID LOT 42:

THENCE N. 00 DEG. 29 MIN. 15 SEC. W. WITH THE WEST LINE OF SAID LOT 42, PASSING THE NORTHWEST CORNER OF SAID LOT 42 AND THE SOUTHWEST CORNER OF SAID LOT 12 AND CONTINUING WITH THE WEST LINE OF LOT 12 FOR A DISTANCE OF 100.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.277 ACRES OF LAND MORE OR LESS.

Date of Sale: April 02, 2024.	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: 2507 Lee Street, Greenville, TX 75401 - 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 Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, 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, 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.

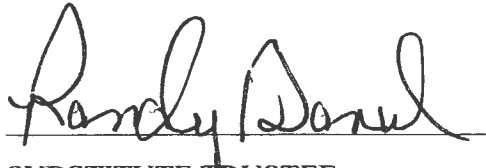
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, 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 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,

Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, 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 Mortgagee, 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 and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, 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. or Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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