

JUN 13 2024

21-124381

Notice of Substitute Trustee's Sale

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. Landrum*

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: August 10, 2016	Original Mortgagor/Grantor: WILLIAM REAGAN SMITH
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT FUNDING, INC..., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2016 - 10736	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 \$56,416.00, executed by ESTATE OF WILLIAM REAGAN SMITH and payable to the order of Lender.

Property Address/Mailing Address: 7735 PR 2576, QUINLAN, TX 75474

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND SITUATED IN THE F.B. PANKEY SURVEY, ABSTRACT NO. 831, HUNT COUNTY, TEXAS, BEING KNOWN AS ALL OF LOT 9 OF OAK RIDGE ESTATES AS RECORDED IN CABINET B. SLIDE 270 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS AND ALSO KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO JERRY DILDAY, RECORDED IN DOCUMENT NO. 2014-10216, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD WITH RED CAP FOUND FOR CORNER IN THE RECOGNIZED EAST LINE OF PRIVATE ROAD 2576 (OAK RIDGE ROAD PER PLAT), SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID LOT 9 AND SAID DILDAY TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT RENFRO, VOLUME 181, PAGE 660, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, AS LOT 10;

THENCE EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID LOT 9 AND SAID DILDAY TRACT, AND THE APPARENT SOUTH LINE OF SAID RENFRO TRACT, AND SAID LOT 10, A DISTANCE OF 196.08 FEET TO A 5/8 INCH IRON ROD WITH RED CAP FOUND FOR CORNER, THE APPARENT MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JIMMIE WALLACE ANDERTON, DOCUMENT NO. 2014-888, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS. SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 9 AND SAID DILDAY TRACT;

THENCE SOUTH 00 DEGREES 32 MINUTES 27 SECONDS EAST, ALONG THE RECOGNIZED EAST LINE OF SAID LOT 9 AND SAID DILDAY TRACT, AND THE APPARENT WEST LINE OF SAID ANDERTON



TRACT, A DISTANCE OF 190.36 FEET TO A 5/8 INCH IRON ROD WITH RED CAP FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID LOT 9 AND SAID DILDAY TRACT AND THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TERRY R. HURLEY, VOLUME 228, PAGE 655, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, AS LOT 8;

THENCE WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID LOT 9 AND SAID DILDAY TRACT, A DISTANCE OF 200.96 FEET TO A POWER POLE FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID PRIVATE ROAD 2576, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID LOT 9 AND SAID DILDAY TRACT AND THE APPARENT NORTHWEST CORNER OF SAID HURLEY TRACT, AND SAID LOT 8:

THENCE NORTH 00 DEGREES 55 MINUTES 37 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID LOT 9 AND SAID DILDAY TRACT, A DISTANCE OF 190.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 37,788.85 SQUARE FEET OR 0.868 ACRES OF LAND.

Date of Sale: August 6, 2024	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401

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, 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 Zwiars, 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



Randy Daniel

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. 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