

5-7 F-4

FILED FOR RECORD  
at 1:11 o'clock PM

MAR 07 2024

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Shinoja*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 121152-TX

Date: March 5, 2024

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: MATHEW ALLEN SPRINGER, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 9/23/2021. RECORDING INFORMATION: Recorded on 9/28/2021, as Instrument No. 2021-20940

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **TRACT ONE: LOT ELEVEN (11), BLOCK TEN (10), OF HALE'S LAKE TAWAKONI RETREAT, SECTION FIVE, AN ADDITION IN HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 400, PAGE 227, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS. TRACT TWO: BEING A PARCEL OR TRACT OF LAND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2024**, the foreclosure sale will be conducted in **Hunt** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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




Matter No.: 121152-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108



Posted by Robert LaMont, March 7, 2024.

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

TS# 121152-TX

**EXHIBIT "A"**

**TRACT ONE:**

**Lot Eleven (11), Block Ten (10), of HALE'S LAKE TAWAKONI RETREAT, SECTION FIVE, an addition in Hunt County, Texas, according to the map or plat thereof recorded in Volume 400, Page 227, of the Plat Records of Hunt County, Texas.**

**TRACT TWO:**

**BEING a parcel or tract of land described as follows:**

**BEGINNING at the Northwest corner of Lot 11, Block 10, Section 5 of Hales Retreat, a subdivision of recorded in Volume 400, Page 227, Plat Records of Hunt County, Texas, stake in fence line;**

**THENCE West 80 feet to stake at fence corner;**

**THENCE South 75 feet along fence to stake at fence corner;**

**THENCE East 80 feet along fence to corner at Southwest corner of above named Lot 11;**

**THENCE North and along West boundary line of above named Lot 11, a distance of 75 feet to the PLACE OF BEGINNING.**

**Also known as Lot Eleven A (11A), Block Ten (10), of HALE'S LAKE TAWAKONI RETREAT, SECTION SIX, an addition in Hunt County, Texas, according to the map or plat thereof recorded in Volume 400, Page 435, of the Plat Records of Hunt County, Texas.**