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FEB 20 2025

25-272057

Notice of Substitute Trustee's Sale

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

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: KATELYN DAWN SHARP
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-27280	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 \$225,735.00, executed by KATELYN SHARP and payable to the order of Lender.

Property Address/Mailing Address: 4603 WESLEY ST, GREENVILLE, TX 75401

Legal Description of Property to be Sold:

EXHIBIT "A"

BEING A PORTION OF BLOCK 43, OF THE ORIGINAL TOWN OF GREENVILLE, SITUATED IN THE JOHN GRANGER 320 ACRE SURVEY, ABSTRACT NO. 359, HUNT COUNTY, TEXAS, SAME BEING A TRACT OF LAND CONVEYED TO CARLA DEE DRAKE, BY DEED RECORDED IN INSTRUMENT NUMBER 2015-4151, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING DESCRIBED BY DEED RECORDED IN VOLUME 490, PAGE 531, DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD SET STAMPED "CBG SURVEYING" FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO RODOLFO MACIAS AND MARIA E. LARA DE MACIAS, BY DEED RECORDED IN INSTRUMENT NUMBER 2018-17752, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND LYING ON THE EAST LINE OF WESLEY STREET (PUBLIC RIGHT-OF-WAY);

THENCE EAST, ALONG THE SOUTH LINE OF AFORESAID MACIAS TRACT, A DISTANCE OF 210.42 FEET TO A POINT FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF AFORESAID MACIAS TRACT, FROM WHICH A FENCE POST FOUND BEARS ON-LINE IN A WESTERLY DIRECTION, A DISTANCE OF 11.99 FEET FOR WITNESS;

THENCE SOUTH, A DISTANCE OF 76.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER LYING ON A WEST LINE OF A TRACT (REFERRED TO AS TRACT 1) OF LAND CONVEYED



TO TIME WARNER CABLE TEXAS LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED IN INSTRUMENT NUMBER 2013-13820, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JEFFREY LYNN WILLINGHAM AND WIFE, CYNTHIA D. WILLINGHAM, BY DEED RECORDED IN VOLUME 626, PAGE 339, DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 59 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF AFORESAID WILLINGHAM TRACT, A DISTANCE OF 210.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF AFORESAID WILLINGHAM TRACT, AND LYING ON THE AFOREMENTIONED EAST LINE OF WESLEY STREET;

THENCE NORTH, ALONG THE AFOREMENTIONED EAST LINE OF WESLEY STREET, A DISTANCE OF 79.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,442 SQUARE FEET OR 0.38 ACRES OF LAND, MORE OR LESS..

Date of Sale: April 1, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 Randy Daniel, Cindy Daniel, Liz Hach or Cheryl Harris 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.

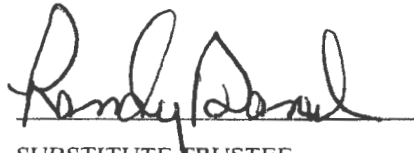
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 Randy Daniel, Cindy Daniel, Liz Hach or Cheryl Harris 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 Randy Daniel, Cindy Daniel, Liz Hach or Cheryl Harris 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, appearing to read "Randy Daniel", written over 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 Randy Daniel, Cindy Daniel, Liz Hach or Cheryl Harris 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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