

25-313596

JUL 17 2025

Notice of Substitute Trustee's Sale

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

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: September 23, 2021	Original Mortgagor/Grantor: MATHEW ALLEN SPRINGER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-20940	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 \$166,920.00, executed by MATHEW ALLEN SPRINGER and payable to the order of Lender.

Property Address/Mailing Address: 229 KIRK LN, WEST TAWAKONI, TX 75474

Legal Description of Property to be Sold: 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 COMITY, 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.

Date of Sale: September 2, 2025	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.

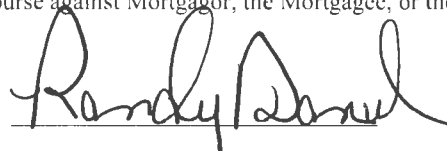
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs 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, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs 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, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs 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's attorney.



SUBSTITUTE TRUSTEE

Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris OR Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 13010
Morris Rd, Suite 450, Alpharetta, Georgia 30004 PH:
(470)321-7112