

25-277560

Notice of Substitute Trustee's Sale

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 15, 2023	Original Mortgagor/Grantor: KOLE ALLEN BARRENTINE AND MODESTI NICOLE BARRENTINE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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: 2023-18155	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 \$169,569.00, executed by KOLE ALLEN BARRENTINE AND MODESTI NICOLE BARRENTINE and payable to the order of Lender.

Property Address/Mailing Address: 2618 BOURLAND ST, GREENVILLE, TX 75401

Legal Description of Property to be Sold: EXHIBIT A

BEING A 0.151 ACRE TRACT OF LAND SITUATED IN THE J. GILLESPIE SURVEY, ABSTRACT NO. 356, CITY OF GREENVILLE, HUNT COUNTY, TEXAS, SAME BEING A CALLED 0.15 ACRE TRACT OF LAND CONVEYED TO RUBEN MARTINEZ SEGURA AND IRMA CANO, BY DEED RECORDED IN FILE NO. 2018-03646, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE NORTH LINE OF BOURLAND STREET, THE EAST LINE OF ST. JOHN STREET, AND THE SOUTHWEST CORNER OF SAID 0.15 ACRES;

THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF SAID ST. JOHN STREET, A DISTANCE OF 128.56 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF SAID 0.15 ACRES AND A SOUTHWEST CORNER OF A CALLED 0.90 ACRE TRACT OF LAND CONVEYED TO MICHAEL D. JOHNSON ET UX, BY DEED RECORDED IN VOLUME 501, PAGE 667, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM SAID POINT A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 87.01 FEET;

THENCE NORTH 89 DEGREES 02 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID



0.15 ACRES AND A SOUTH LINE OF SAID 0.90 ACRES, A DISTANCE OF 50.38 FEET TO A 1/2 INCH IRON ROD FOUND, STAMPED "STOVALL", FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID 0.15 ACRES AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO J1 & K KELLEY PROPERTIES, LLC. BY DEED RECORDED IN FILE NO. 2017-04326, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM SAID POINT A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 89 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 59.12 FEET;

THENCE SOUTH 00 DEGREES 36 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.15 ACRES AND THE WEST LINE OF SAID J1 & K KELLEY PROPERTIES, LLC TRACT, A DISTANCE OF 129.08 FEET TO A 1/2 INCH IRON ROD FOUND, STAMPED "STOVALL", FOR CORNER, SAID CORNER BEING ON THE NORTH LINE OF SAID BOURLAND STREET, THE SOUTHEAST CORNER OF SAID 0.15 ACRES, AND THE SOUTHWEST CORNER OF SAID J1 & K KELLEY PROPERTIES, LLC TRACT, FROM SAID POINT A 1/2 INCH IRON ROD FOUND, STAMPED "STOVALL", FOR CORNER BEARS NORTH 89 DEGREES 38 MINUTES 41 SECONDS EAST, A DISTANCE OF 59.62 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID BOURLAND STREET, A DISTANCE OF 51.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.579 SQUARE FEET OR 0.151 ACRES OF LAND.

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 BY 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.

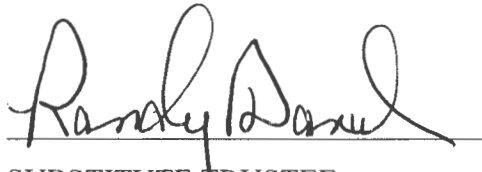
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 Mortgagor, the Mortgagee, or 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

FILED FOR RECORD
at 10:14 o'clock A M

JUL 31 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 