

25-375320

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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2026 JAN 22 AM 11:40

### 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)

<b>Deed of Trust Date:</b> August 23, 2022	<b>Original Mortgagor/Grantor:</b> MICHAEL HARRINGTON AND JAMELYN HOPPER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> 2213 <b>Page:</b> 586 <b>Instrument No:</b> 00139936	<b>Property County:</b> HILL
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 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 \$232,707.00, executed by MICHAEL HARRINGTON AND JAMELYN HOPPER and payable to the order of Lender.

**Property Address/Mailing Address:** 404 FILES ST, ITASCA, TX 76055

**Legal Description of Property to be Sold:** THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF ITASCA, COUNTY OF HILL, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:  
BEING ALL OF TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ITASCA, HILL COUNTY, TEXAS, BEING PART OF LOT 5 AND LOT 6, BLOCK 25, BOWDER ADDITION, AN ADDITION TO THE CITY OF ITASCA, ACCORDING TO THE PLAT RECORDED IN VOLUME 29, PAGE 101, DEED RECORDS, HILL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" PIPE FOUND FOR CORNER IN THE WESTERLY LINE OF S. FILES STREET, BEING THE NORTHEASTERLY CORNER OF SAID LOT 5;

THENCE SOUTH 30°05'31" EAST WITH THE WESTERLY LINE OF SAID S. FILES STREET AND THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 86.91 FEET TO A ½" IRON ROD FOUND FOR CORNER IN THE WESTERLY LINE OF SAID S. FILES STREET AND THE EASTERLY LINE OF SAID LOT 5, BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 61°30'16" WEST A DISTANCE OF 150.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WESTERLY LINE OF SAID LOT 6, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 30°05'15" WEST WITH THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 86.86 FEET TO A ½" IRON ROD FOUND FOR CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 61°29'04" EAST WITH THE NORTHERLY LINE OF SAID LOT 6 A DISTANCE OF 150.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 OF AN ACRE, MORE OR LESS.



**Date of Sale:** March 03, 2026

**Earliest time Sale will begin:** 1:00 PM

**Place of sale of Property:** Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 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 Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 or Tejas Corporate Services, LLC 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, Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 or Tejas Corporate Services, LLC 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 Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 or Tejas Corporate Services, LLC 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.

**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.**



SUBSTITUTE TRUSTEE

Auction.com LLC or Tejas Corporate Services, LLC, Trustee

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