

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/29/2021	<b>Grantor(s)/Mortgagor(s):</b> SAMANTHA M HOGAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20211101002236070	<b>Property County:</b> COLLIN
<b>Mortgage Servicer:</b> LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, VA 23452
<b>Date of Sale:</b> 10/7/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> THE FRONT STEPS OF THE COLLIN COUNTY COURTHOUSE LOCATED AT 2100 BLOOMDALE ROAD, MCKINNEY, TX 75071; 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.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Francesca Ortolani, Shelley Ortolani, Mary Mancuso, Liz Hach, Michele Hreha, Carol Dunmon, Payton Hreha, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Carol Dunmon or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 7/10/2025



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for LoanCare, LLC

Dated: 7/14/2025

Printed Name:

**Shelley Ortolani**

Substitute Trustee  
c/o Xome  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

**FILED**  
2025 JUL 14 PM 2:02  
STACY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY: N. M. DEPUTY

**MH File Number:** TX-25-108630-POS  
**Loan Type:** FHA

EXHIBIT "A"

File Number: 1009-349421-RTT

BEING situated in the State of Texas, County of Collin, being a part of Lot 11, Block C of Mort Muse Addition, an Addition to the City of McKinney as recorded in Volume 1, Page 166 of the Collin County Map Records and being that same tract of land described in deed to Alice Dobecka in Instrument No. 20060626000872610 of the Collin County Land Records with the aforementioned premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the Southeast corner of said premises, said Lot 11 and being at the Northwest right-of-way intersection of the West line of Waddill Street (60' right-of-way) and the North line of Shelley Street (40' right-of-way);

THENCE with the South line of said premises, said Lot 11 and the North right-of-way line of said Shelley Street, South 89 degrees 30 minutes 00 seconds West, 105.12 feet to a 1/2-inch iron rod found marking the Southwest corner of said premises and the Southeast corner of a part of Lots 10 & 11, Block C of said addition, being that same tract of land described in deed to Irineo Oviedo & Maria Lara in Volume 5454, Page 5952 of the Collin County Land Records;

THENCE with the West line of said premises and the East line of said Oviedo & Lara tract, North 00 degrees 42 minutes 05 seconds East, 57.00 feet to a point for corner marking the Northwest corner of said premises, the Northeast corner of said Oviedo & Lara tract, being in the North line of said Lot 11 and being in the South line of Lot 12 & part of Lot 10, Block C of said addition, being that same tract of land described in deed to David Young in Instrument No. 94-0111483 of the Collin County Land Records;

THENCE with the North line of said premises, said Lot 11 and the South line of said Young tract, North 89 degrees 30 minutes 00 seconds East, 105.12 feet to a 1/2-inch iron rod found marking the Northeast corner of said premises, said Lot 11, the Southeast corner of said Young tract and being in the West right-of-way line of said Waddill Street;

THENCE with the East line of said premises, said Lot 11 and the West right-of-way line of said Waddill Street, South 00 degrees 42 minutes 05 seconds West, 57.00 feet to the place of beginning and containing 5,991 square feet or 0.14 acre of land.