

AUG 21 2025

Nancy E. Roster
County Clerk, Williamson Co., TX

25-310222

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: August 3, 2023	Original Mortgagor/Grantor: DESTINY LOGAN AND CHRISTOPHER LOGAN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NTFN, INC.	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023067974	Property County: WILLIAMSON
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 \$265,010.00, executed by DESTINY LOGAN and CHRISTOPHER LOGAN and payable to the order of Lender.

Property Address/Mailing Address: 241 S COTRELL ST, BARTLETT, TX 76511

Legal Description of Property to be Sold: BEING A PORTION OF LOT 1, BLOCK 52, THE OFFICIAL REVISED MAP OF THE CITY OF BARTLETT, TEXAS, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 219, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CAROL DROLETTE, AS RECORDED IN INSTRUMENT NO. 2022114861, OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 1 AND SAID DROLETTE TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE NORTHWEST LINE OF S. COTRELL STREET AND THE NORTHEAST LINE OF W. JACKSON STREET; THENCE NORTH 71° 00' 00" WEST, A DISTANCE OF 144.99 FEET ALONG SAID NORTHEAST LINE TO A 1/2- INCH IRON ROD FOUND AT THE WEST CORNER OF SAID DROLETTE TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT THREE TO ANDRE D. POPE AND ELIZABETH L. POPE, AS RECORDED IN INSTRUMENT NO. 2018069362, SAID OFFICIAL PUBLIC RECORDS; THENCE NORTH 19° 24' 42" EAST, A DISTANCE OF 98.82 FEET ALONG THE COMMON LINE OF SAID DROLETTE TRACT AND SAID TRACT THREE TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID DROLETTE TRACT AND THE EAST CORNER OF SAID TRACT THREE, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT TWO IN SAID POPE DEED; THENCE SOUTH 70° 53' 37" EAST (DEED = SOUTH 71° 16' 21" EAST), A DISTANCE OF 144.95 FEET ALONG THE COMMON LINE OF SAID DROLETTE TRACT AND SAID TRACT TWO TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID DROLETTE TRACT AND THE SOUTH CORNER OF SAID TRACT TWO, SAID IRON ROD BEING ON THE AFORESAID NORTHWEST LINE OF S. COTRELL STREET; THENCE SOUTH 19° 23' 05" WEST, A DISTANCE OF 98.55 FEET (DEED = 99.51 FEET) ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 14,306 SQUARE FEET OR 0.328 OF ONE ACRE OF LAND. THE COMPANY IS PROHIBITED



FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE SOLELY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE THE EXCEPTION CONTAINED IN SCHEDULE B ITEM 2 HEREIN.

PARCEL ID: R007644

Date of Sale: October 7, 2025

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 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.

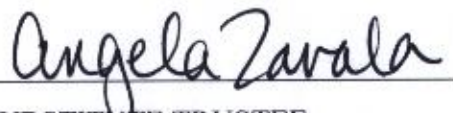
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested AUCTION.COM LLC WHOSE 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.



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, Georgia 30004
PH: (470)321-7112