

OCT 09 2025

NOTICE OF TRUSTEE'S SALE

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

WHEREAS, on March 22, 2022, RANDY TIDWELL, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to ROBERTSON ANSCHUTZ VETTERS, LLC, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GROVES CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2022-003514 in the DEED OF TRUST OR REAL PROPERTY RECORDS of VAN ZANDT COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 in **VAN ZANDT COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE T. J. CHURCH SURVEY A-140, VAN ZANDT COUNTY, TEXAS, SAME BEING ALL OF A CALLED 1 ACRE TRACT AS FOUND IN DEED DATED APRIL 5, 1974 FROM E. E. TIDWELL ET UX, ATRELL TIDWELL TO JERRY TIDWELL AND THERESA TIDWELL AS FOUND RECORDED IN VOL. 833, PAGE 452 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WITHIN COUNTY ROAD 4205 FOR THE NORTH CORNER OF SAID TIDWELL'S 1 ACRE TRACT, FROM WHICH A 1/2" IRON ROD REFERENCE WAS SET BEARS SOUTH 45 DEG. 00 MIN. 00 SEC. EAST 16.00 FEET:

THENCE: SOUTH 45 DEG. 00 MIN. 00 SEC. EAST 200.00 FEET WITH THE NORTHEAST LINE OF SAID TIDWELL'S 1 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR THE EAST CORNER OF SAME;

THENCE: SOUTH 45 DEG. 34 MIN. 00 SEC. WEST 214.00 FEET WITH THE SOUTHEAST LINE OF SAID TIDWELL'S 1 ACRE TRACT TO A 1/2" IRON ROD SET FOR THE SOUTH CORNER OF SAME;

THENCE: NORTH 54 DEG. 00 MIN. 00 SEC. WEST 200.00 FEET WITH THE SOUTHWEST LINE OF SAID TIDWELL'S 1 ACRE TRACT TO A POINT WITHIN COUNTY ROAD 4205 FOR THE WEST CORNER OF SAID TIDWELL'S 1 ACRE TRACT, FROM WHICH A 1/2" IRON ROD REFERENCE WAS SET BEARS SOUTH 54 DEG. 00 MIN. 00 SEC. EAST 20.00 FEET;

THENCE: NORTH 44 DEG. 55 MIN. 09 SEC. EAST 245.28 FEET WITH COUNTY ROAD 4205, AND WITH THE NORTHWEST LINE OF SAID TIDWELL'S 1 ACRE TRACT TO THE PLACE OF BEGINNING CONTAINING 1.05 ACRES OF LAND.

Property Address: 1340 VZ COUNTY ROAD 4205, CANTON, TX 75103

Mortgage Servicer: NATIONSTAR

Noteholder: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

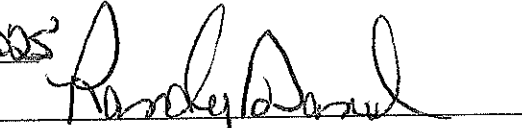


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ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 9 day of OCT 2025



Ramiro Cuevas, Patrick Zwiers, Shawn Schiller,
Darla Boettcher, Lisa Bruno, Angie Uselton,
Conrad Wallace, Tonya Washington, Misty
McMillan, Tionna Hadnot, Auction.com LLC,
Randy Daniel, Cindy Daniel, Jim O'Bryant,
Randy Daniel, Marinosci Law Group PC,
ServiceLink Agency Sales and Posting, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILE FOR RECORD

OCT 09 2025

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COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP