

8-1-12

Our Case No. 23-02034-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF HUNT

Deed of Trust Date:
March 8, 2022

Property address:
819 ONEAL ST
GREENVILLE, TX 75401

Grantor(s)/Mortgagor(s):
BRITTANY HUBBARD AND NATAVIA STINSON,
SPOUSES MARRIED TO EACH OTHER

LEGAL DESCRIPTION: Being all that certain lot, tractor parcel of land situated in the City of Greenville, Hunt County, Texas, being known as Lot 7, Block 1 of the Garrison Addition to the City of Greenville, recorded in Volume 200, Page 21, Plat Records, Hunt County, Texas, and being known as that tract of land described in deed as Tract One to Riverside (East) Homebuilders, LTD., recorded in Document No. 2020-03013, Official Public Records, Hunt County, Texas, and being described as metes and bounds as follows: Beginning at a 1/2 inch iron rod found with red cap for corner in the recognized South right-of-way line of O'Neal Street, said point being the recognized Northwest corner of said Riverside Tract One, said Lot 7 and the apparent Northeast corner of a tract of land described in Deed to K&G Builders Inc., recorded in Document No. 2019-18867, Official Public Records, Hunt County, Texas, Lot 9, Block 1 of said addition, from which a 1/2 inch iron rod found for reference bears North 89 degrees 39 minutes 16 seconds West-107.62 feet; Thence South 89 degrees 29 minutes 52 seconds East, along the recognized South right-of-way line of said O'Neal Street and the recognized North line of said Riverside Tract One, said Lot 7, a distance of 53.95 feet to a 1/2 inch iron rod found with red cap for corners, said point being the recognized Northeast corner of said Riverside Tract One, said Lot 7 and the apparent Northwest corner of a tract of land described in Deed to Pedro Gonzalez, recorded in Volume 1524, Page 550, Official Public Records, Hunt County, Texas, Lot 5, Block 1 of said addition; Thence South 01 degrees 46 minutes 53 seconds West, along the recognized East line of said Riverside Tract, said Lot 5, a distance of 146.23 feet to a 1/2 inch iron rod found for the corner in the recognized North right-of-way line of a 20 foot unimproved alley, said point being the recognized Southeast corner of said Riverside Tract One, said Lot 7 and the apparent Southwest corner of said Gonzalez Tract, said Lot 5, a distance of 146.23 feet to a 1/2 inch iron rod found for corner in the recognized North right-of-way line of a 20 foot unimproved alley, said point being the recognized Southeast corner of said Riverside Tract One, said Lot 7 and the apparent Southwest corner of said Gonzalez Tract, said Lot 5; Thence North 88 degrees 39 minutes 56 seconds West, along the recognized North right-of-way line of said 20 foot unimproved alley and the recognized South line of said Riverside Tract One, said Lot 7, a distance of 53.41 feet to a 1/2 inch iron rod found for corner, said point being the recognized Southwest corner of said Riverside Tract One, said Lot 7 and the apparent Southeast corner of said K&G Tract, said Lot 9, from which a 1/2 inch iron rod found for reference bears North 88 degrees 39 minutes 56 seconds West-106.91 feet; Thence North 01 degrees 34 minutes 28 seconds East, along the recognized West line of said Riverside Tract One, said Lot 7 and the apparent East line of said K&G tract, said Lot 9, a distance of 145.44 feet to the place of beginning and containing 7,828.02 sq. ft. or 0.180 acres of land.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
LEND SMART MORTGAGE, LLC ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: AUGUST 1, 2023

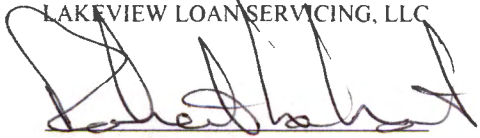
Property County: HUNT

Original Trustee: BLACK, MANN & GRAHAM, LLP

Recorded on: March 14, 2022
As Clerk's File No.: 2022-05794

Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel,



Posted by Robert LaMont, May 11, 2023.

Cindy Daniel, Liz Hach, Cheryl Harris, Sheryl LaMont,
Sharon St. Pierre

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Sheryl LaMont, Sharon St. Pierre, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 1, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 as 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.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the Unites 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,

MARINOSCI LAW GROUP, PC

By: 
SAMMY HOODA
MANAGING ATTORNEY

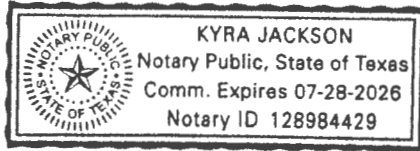
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kyra Jackson, the undersigned officer, on this, the 9 day of May 2023, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of

MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Kyra Jackson
Notary Public for the State of TEXAS

My Commission Expires: 7-28-2026
Kyra Jackson
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 23-02034

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

FILED FOR RECORD
at 2:23 o'clock P M

MAY 11 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Becky Landrum*