

1-2-F5

Our Case No. 23-05088-FC

# APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF HUNT

FILED FOR RECORD  
at 12:48 o'clock P M

**Deed of Trust Date:**  
December 28, 2022

**Property address:**  
648 FORREST ST  
GREENVILLE, TX 75401

OCT 30 2023

**Grantor(s)/Mortgagor(s):**  
OMAR GUILLERMO CHAVEZ, UNMARRIED MAN

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *[Signature]*

**LEGAL DESCRIPTION:** BEING all that tract of land in the City of Greenville, Hunt County, Texas, out of the D. Slack Survey, A-958, and out of the J. Hiller Survey, A-510, and being all of that called 2.284 acres of land described in deed to Robert H. Long and Mary F. Long as recorded in Volume 627, Page 203 of the Official Public Records of Hunt County, Texas, and being further described as follows: BEGINNING at a 5/8 inch steel rod set on the South line of F.M. Highway No. 499 (Forrester Street), at the Northeast corner of said 2.284 acres, and at the Northwest corner of that called 1.493 acres of land described in deed to Shawn Christopher Minter and Amber Rose Minter as recorded under Document No. 2022-14520 of the Official Public Records of Hunt County, Texas; THENCE South 03 degrees 30 minutes 58 seconds West, 261.92 feet to a fence corner post found at common angle point of said 2.284 acres and said 1.493 acres; THENCE South 28 degrees 17 minutes 20 seconds West, 352.63 feet to a fence corner post found at the Southeast corner of said 2.284 acres, and at the Southwest corner of said 1.493 acres; THENCE South 89 degrees 31 minutes 21 seconds West, 150.21 feet to a 1/2 inch steel rod found at the Southwest corner of said 2.284 acres, and at the Southeast corner of that tract of land described in deed to Maria Ana Uribe as recorded under Document No. 2020-20329 of the Official Public Records of Hunt County, Texas; THENCE North 00 degrees 52 minutes 24 seconds West (Directional Control Line), 334.90 feet along the Southerly most West line of said 2.284 acres to a 5/8 inch steel rod found at the Westerly most Northwest corner of said 2.284, and at the Southwest corner of that called 0.361 acres of land described in deed to Earl Bishop as recorded under Document No. 2016-1548 of the Official Public Records of Hunt County, Texas; THENCE South 85 degrees 58 minutes 53 seconds East, 235.29 feet to a 5/8 inch steel rod found at an ell corner of said 2.284 acres; THENCE North 05 degrees 17 minutes 03 seconds East, 267.94 feet to a 5/8 inch steel rod set on the South line of said F.M. Highway No. 499, and at the Northerly most Northwest corner of said 2.284 acres; THENCE South 81 degrees 23 minutes 12 seconds East, 80.00 feet along the South line of said highway to the POINT OF BEGINNING, containing 2.282 acres of land.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** JANUARY 2, 2024

**Property County:** HUNT

**Original Trustee:** J. MARC HESSE

**Recorded on:** December 29, 2022  
**As Clerk's File No.:** 2022-29866  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC

**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.**

*[Handwritten Signature]*  
Posted by: Robert LaMont, October 30, 2023.

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 LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, 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, JANUARY 2, 2024** 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 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, October 26, 2023

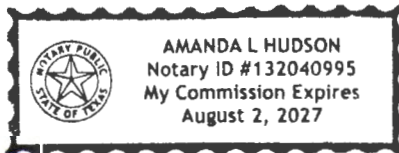
MARINOSCI LAW GROUP, PC

By: *[Signature]*  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 26th day of October 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.)



*[Signature]*  
Notary Public for the State of TEXAS

My Commission Expires: August 2, 2027  
Amanda Hudson  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-05088

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