

Our Case No. 24-02903-FC

**FILED FOR RECORD**  
at 12:55 o'clock P M

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**


**JUN 20 2024**

THE STATE OF TEXAS  
COUNTY OF HUNT

**BECKY LANDRUM**  
County Clerk, Hunt County, Tex.

**Deed of Trust Date:**  
September 23, 2021

**Property address:**  
2402 MONROE ST  
COMMERCE, TX 75428

By 

**Grantor(s)/Mortgagor(s):**  
NATHANIEL FULLER AND EMILY FULLER, HUSBAND AND WIFE

**LEGAL DESCRIPTION:** All that certain lot, tract or parcel of land situated in the City of Commerce Hunt County, Texas, and being all of Lots 1 & 2, and part of Lots 3 & 4, Block 3, of W.J. TAYLOR SECOND ADDITION, an Addition to the City of Commerce, Hunt County, Texas, according to the plat thereof recorded in Volume 173 at Page 102 of the Hunt County Deed Records and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the northwest corner of said Lot 1, Block 3 on the south line of Walnut Street (a 40' R.O.W) and the east line of Monroe Street (a 40' R.O.W);  
THENCE N 90° 00' 00" E along the north line of Lots 1 and part of 4, along the south line of Walnut Street, a distance of 184.00 feet to a 1/2 inch iron rod set for corner;  
THENCE S 00° 00' 00" E a distance of 102.00 feet to a 1/2 inch iron rod set for corner on the south line of Lot 3 in the north line of Aldridge Street (a 40' R.O.W);  
THENCE N 90° 00' 00" W along the south line of part of Lots 4 and all of Lot 2, along the north line of Aldridge Street, a distance of 184.00 feet to a 1/2 inch iron rod set in the street for corner, being the intersection of the north line of Aldridge Street and the east line of Monroe Street at the southwest corner of said Lot 2, Block 3;  
THENCE N 00° 00' 00" E along the west line of Lots 2 and 1, along the east line of Monroe Street, a distance of 102.00 feet returning to the point of beginning and containing 0.431 acre of land.

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

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

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

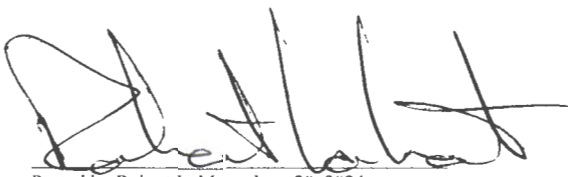
**Date of Sale:** SEPTEMBER 3, 2024

**Property County:** HUNT

**Original Trustee:** ALLAN B. POLUNSKY

**Recorded on:** September 29, 2021  
**As Clerk's File No.:** 2021-21296  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

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



Posted by Robert LaMont, June 20, 2024.

**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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert La Mont, David Sims, Harriett Fletcher, 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

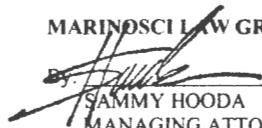
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 3, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash 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, 6/14/24

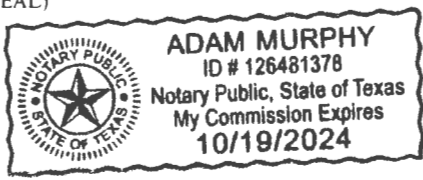
MARINOSCI LAW GROUP, PC  
  
SAMMY HOODA  
MANAGING ATTORNEY

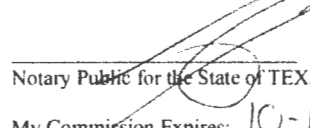
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 14 day of JUNE 2024, 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)



  
Notary Public for the State of TEXAS  
My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 24-02903

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