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FILED FOR RECORD  
at 3:29 o'clock P.M.

24-03513  
3208 POPLAR ST, GREENVILLE, TX 75402

NOV 12 2024

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

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

Property: The Property to be sold is described as follows:

See Exhibit "A"

Security Instrument: Deed of Trust dated November 13, 2021 and recorded on November 22, 2021 at Instrument Number 2021-26133 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: January 7, 2025, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or as designated by the County Commissioners Court.

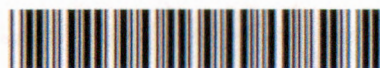
Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by AMY PADGET AND CARMEN PADGET secures the repayment of a Note dated November 13, 2021 in the amount of \$143,157.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**

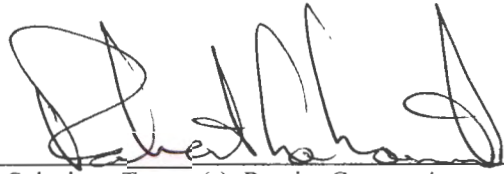


4828660

ServiceLink

Nicki Company

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

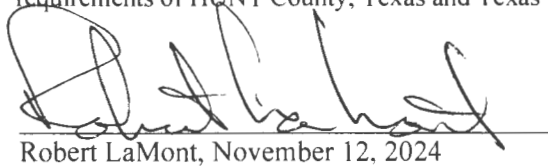


Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, David Ray, Tionna Hadnot, Ashlee Luna, Conrad Wallace, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 12th. day of November, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, November 12, 2024

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The following described real property situated in the County of Hunt, State of Texas:

All that certain 0.386 acre lot, tract, or parcel of land situated in the J. Stevens Survey, Abstract No. 983, City of Greenville, Hunt County, Texas. Being a resurvey of a called 0.385 acre tract of land described in a deed to Zocima De Garay Rosalez, recorded in Instrument No. 2016-2230, Official Public Records, Hunt County, Texas (O.P.R.H.C.T.), same being all of Lot 11 and Lot 12, Block 16 Mineral Heights Addition, an addition to the City of Greenville, Hunt County, Texas, according to the plat thereof recorded in Volume 200, Page 9, Plat Records, Hunt County, Texas (P.R.H.C.T.), and being more particularly described as follows:

Beginning at a 1/2" iron rod found for the Southwest corner of the hereon described tract, same being the common South corner of said Lot 11 and Lot 10, and being in the North line of Poplar Avenue (called 60 foot Right of Way per plat);

Thence: North 00 degrees 15' 49" West, along the common line of said Lot 11 and said Lot 10, a distance of 168.30 feet to a 1/2" iron rod found for the Northwest corner of the hereon described tract, same being the common North corner of said Lot 11 and said Lot 10, and being in the South line of an unimproved alley (called 14 foot Right of Way per plat);

Thence: North 89 degrees 53' 12" East, along the South line of the said unimproved alley, passing the common North corner of said Lot 11 and said Lot 12, and continuing for a total distance of 100.00 feet to a 1/2" iron rod found for the Northeast corner of the hereon described tract, same being the common North corner of said Lot 12 and Lot 13;

Thence: South 00 degrees 15' 49" East, along the common line of said Lot 12 and said Lot 13, a distance of 168.30 feet to a 1/2" iron rod found for the Southeast corner of the hereon described tract, same being the common South corner of said Lot 12 and said Lot 13, and being in the North line of said Poplar Avenue;

Thence: South 89 degrees 53' 12" West, along the North line of said Poplar Avenue, passing the common South corner of said Lot 12 and said Lot 11, and continuing for a total distance of 100.00 feet to the Point of Beginning and containing 16,830 square feet or 0.386 of an acre of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

APN: 4075-0160-0110-41 and 40750160011041