

FILED FOR RECORD

Our Case No. 23-06069-FC

2024 FEB 22 PM 12: 39

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

GENESA CARRASCO
ATASCOSA COUNTY CLERK

BY K. Ponton DEPUTY

THE STATE OF TEXAS
COUNTY OF ATASCOSA

Deed of Trust Date:
January 24, 2022

Property address:
404 10TH ST
POTEET, TX 78065

Grantor(s)/Mortgagor(s):
JOSEPH PENA, A SINGLE MAN

LEGAL DESCRIPTION: BEING called Tract One, 0.127 acres out of the North Part of Lots 1 and 2, Block 81, of the City of Poteet, Atascosa County, Texas, as shown on plat recorded in Volume 34, Page 15, Atascosa County Records, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod set at the Northwest corner of Lot 2, Block 81, the intersection of the south right-of-way line of Avenue K (a 50' wide R.O.W.), and the east right-of-way line of Tenth Street (a 50' wide R.O.W.);
THENCE: North 80° 49' 43" East a distance of 119.92 feet along Avenue K to a 1/2" iron rod set at the northeast corner of Lot 1, Block 81, the intersection of the south right-of-way line of Avenue K and the west right-of-way line of Eleventh Street (a 20' R.O.W.);
THENCE: South 19° 15' 00" West a distance of 62.22 feet along Eleventh Street and the east line of Block 81 to a set 1/2" iron rod;
THENCE: South 83° 41' 13" West a distance of 90.42 feet across Lot 1 and Lot 2 to a 1/2" iron rod set on the east line of Tenth Street and the west line of Block 81;
THENCE: North 09° 10' 17" West a distance of 50.21 feet along last said line to the POINT OF BEGINNING, containing in all 0.127 acres, or 5548 square feet of land.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: MAY 7, 2024

Property County: ATASCOSA

Original Trustee: THOMAS E BLACK JR

Recorded on: February 9, 2022
As Clerk's File No.: 221802
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin, 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.

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 Troy Martin, Deborah Martin,

Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin, 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, MAY 7, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 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 Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, TX 78026 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, February 19 2024

[Handwritten Signature]

MARINOSCI LAW GROUP, PC

By: *[Handwritten Signature]*
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

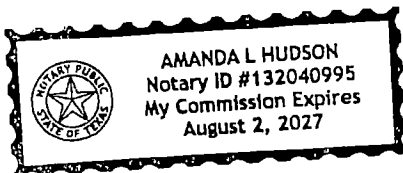
Before me, Amanda Hudson, the undersigned officer, on this, the 19th day of February 2024, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and 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)

[Handwritten Signature]

Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027
Amanda Hudson
Printed Name and Notary Public



Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 23-06069

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