

Our Case No. 24-04829-FC

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

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

FILED FOR RECORD

OCT 24 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

Deed of Trust Date:
May 27, 2020

Property address:
11169 GOSS STREET
WILLS POINT, TX 75169

Grantor(s)/Mortgagor(s):
DIXIE LEE SORIANO, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: All that certain 1.001 acre lot, tract, or parcel of land situated in the E. ALVARADO SURVEY, Abstract No. 4, Van Zandt County, Texas. BEING A resurvey of a called 1.00 acre lot, tract, or parcel of land described in a Warranty Deed to James G. Harris, recorded in Volume 1000, Page 706, of the Real Records of Van Zandt County, Texas (R.R.V.Z.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 of land, being in the East Right-Of-Way line of Goss Street;

THENCE North, along said East Right-of-Way of Goss Street, a distance of 208.71 feet to a 1/2" iron rod found for the Northwest corner of the hereon described tract of land, same being the Southwest corner of a tract of land to Robert Katzenberger and Randi Katzenberger, recorded in Document No. 2017-002110, Official Public Records of Van Zandt County, Texas (O.P.R.V.Z.C.T.), from which a 1/2" iron rod found in the East Right-of-Way of Said Goss Street bears North 419.62 feet, for reference;

THENCE North 88° 57' 21" East, along the South line of said Katzenberger tract, a distance Of 208.16 feet to a point for the Northeast corner of the hereon described tract, same being the Southeast corner of said Katzenberger tract, and same being the Southwest corner of a tract Of land to Eldon Hamilton, recorded in Volume 1139, Page 705, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.), and same being the Northwest corner of a tract of land to Eldon Hamilton, recorded in Volume 1215, Page 375 (R.R.V.Z.C.T.), from which a 1/2" iron rod found at the Northeast corner of said Katzenberger tract, and at the Northwest corner of said Hamilton tract, bears North 00° 26' 42" West, a distance of 208.71 feet, for reference;

THENCE South 00° 28' 42" West, along the West line of a tract of land to Eldon Hamilton, recorded in Volume 1215, Page 375 (R.R.V.Z.C.T.), a distance of 208.38 feet, to a 1/2" iron rod found in the North Right-of-Way line of said Goss Street for the Southeast corner of the hereon described tract of land, same being the Southwest corner of said Eldon Hamilton tract recorded in Volume 1215, Page 375 (R.R.V.Z.C.T.);

THENCE South 88° 52' 16" West, along the North Right-Of-Way line of said Goss Street, a distance of 209.91 feet, to the POINT OF BEGINNING and containing 43,588 square feet, or 1.001 acres of land.

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JANUARY 7, 2025

Property County: VAN ZANDT

Original Trustee: MICHAEL BURNS, ATTORNEY
AT LAW

Recorded on: May 27, 2020
As Clerk's File No.: 2020-004587
Mortgage Servicer:

Substitute Trustee:
Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Dana Kamin, Lisa



4827070

LAKEVIEW LOAN SERVICING, LLC

Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant, 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant, 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 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** 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 Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 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, 10/18/24

MARINOSCI LAW GROUP, PC

By: 

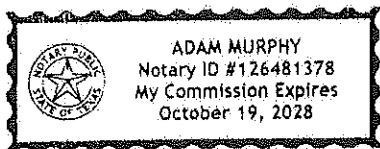
SAMMY HOODA
MANAGING ATTORNEY

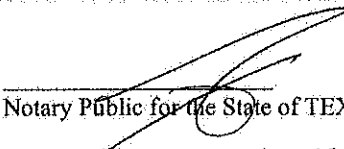
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 18 day of OCT 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: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 24-04829

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