

Our Case No. 25-07246-FC

FILE FOR RECORD

DEC 15 2025

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

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

THE STATE OF TEXAS  
COUNTY OF VAN ZANDT

**Deed of Trust Date:**  
October 7, 2010

**Property address:**  
502 E GOSHEN  
CANTON, TX 75103

**Grantor(s)/Mortgagor(s):**  
PAIGE HENDRIX, A SINGLE PERSON AND JANSEN GUTHRIE,  
A SINGLE PERSON

**LEGAL DESCRIPTION:** All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, being part of the JESSE STOCKWELL SURVEY, Abstract No. 760, described as follows:  
Being a part of Large Lot No. Three (3) of the Original Town of Canton;  
BEGINNING at the Southwest corner of the lands conveyed by A. S. Tunnell and wife, to Joel P. DuBose by deed dated December 16, 1893, recorded in Volume 48, page 209, Deed Records of Van Zandt County, Texas, same being at the junction of Live Oak and Goshen Streets in said town;  
THENCE North with the East line of Live Oak Street 64 feet to corner;  
THENCE East across Large Lot No. 3 aforesaid at 117 feet to corner;  
THENCE South parallel with the West boundary line of Large Lot No. 3 at 64 feet to corner on the South line of said Large Lot No. 3 and on the North line of Goshen Street;  
THENCE West with the North line of Goshen Street at 117 feet to the place of beginning.

**Original Mortgagee:**  
THE UNITED STATES OF AMERICA ACTING THROUGH THE  
RURAL HOUSING SERVICE OR SUCCESSOR AGENCY,  
UNITED STATES DEPARTMENT OF AGRICULTURE

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,  
UNITED STATES DEPARTMENT OF AGRICULTURE

**Date of Sale:** JANUARY 6, 2026

**Property County:** VAN ZANDT

**Original Trustee:** FRANCISCO VALENTIN, JR.

**Recorded on:** October 8, 2010  
**As Clerk's File No.:** 2010-008173  
**Mortgage Servicer:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,  
UNITED STATES DEPARTMENT OF AGRICULTURE

**Substitute Trustee:**  
Randy Daniel, Marinosci Law Group PC, ServiceLink Agency Sales  
and Posting, LLC.

**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
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 Randy Daniel, Marinosci Law Group PC, ServiceLink Agency Sales and Posting, LLC, 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



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NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JANUARY 6, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 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.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, 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,

12/8/25

MARINOSCI LAW GROUP, P.C.

By:

SAMMY HOODA

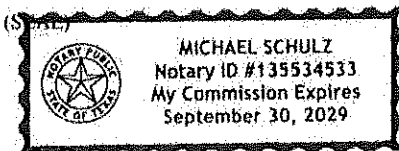
MANAGING ATTORNEY

THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 8th day of December, 2025, personally appeared SAMMY HOODA, a 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



Notary Public for the State of TEXAS

My Commission Expires: 9-30-2029

Michael Schulz  
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH Return to:  
THE RURAL HOUSING SERVICE, ITS SUCCESSORS  
AND ASSIGNS, UNITED STATES DEPARTMENT OF  
AGRICULTURE  
3775 VENTURE DRIVE  
DULUTH, GA 30096  
Our File No. 25-07246

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