

Our Case No. 25-07246-FC

FILE FOR RECORD

DEC 15 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Deed of Trust Date:
October 7, 2010

Property address:
502 E GOSHEN
CANTON, TX 75103

Grantor(s)/Mortagor(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

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

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

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



4860309

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

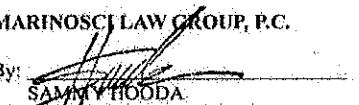
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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,

12/18/25

MARINOSCI LAW GROUP, P.C.

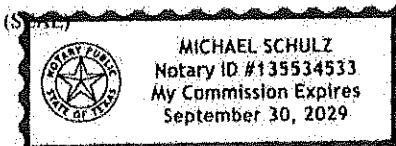
By:

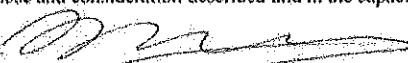

SAMMY HOODA
MANAGING ATTORNEY

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, is 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