

Our Case No. 26-04059-FC

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

THE STATE OF TEXAS  
COUNTY OF VAN ZANDT

**Deed of Trust Date:**  
June 15, 2018

**Property address:**  
106 JUANITA AVE  
WILLS POINT, TX 75169

FILED FOR RECORD  
2026 JUL -2 PM 1:57  
SHERIFF STENOGL AND  
CLERK COUNTY CLERK, VAN ZANDT  
BY \_\_\_\_\_ DEPUTY

**Grantor(s)/Mortgagor(s):**  
CASEY BURLISON, SINGLE WOMAN

**LEGAL DESCRIPTION: SEE EXHIBIT A**

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
CENDERA FUNDING, INC., ITS SUCCESSORS AND  
ASSIGNS

**Earliest Time Sale Will Begin:** 11:00 AM

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** SEPTEMBER 1, 2026

**Property County:** VAN ZANDT

**Original Trustee:** MICHAEL BURNS, ATTORNEY AT  
LAW

**Recorded on:** June 19, 2018  
**As Clerk's File No.:** 2018-005257  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Authorized Agent of Auction.com, LLC as Substitute  
Trustee, Resolve Trustee Services, LLC, Marinosci Law  
Group, PC

**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 Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee Services, LLC, 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.

Resolve

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, SEPTEMBER 1, 2026 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, 7-1-26

MARINOSCI LAW GROUP P.C.  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

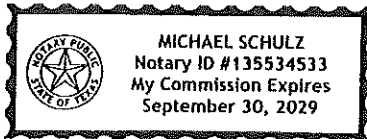
Before me, Michael Schulz, the undersigned officer, on this, the 1 day of July 2026, personally appeared SAMMY HOODA, a known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being 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  
(SEAL)

[Signature]

Notary Public for the State of TEXAS

My Commission Expires: 9-30-29  
Michael Schulz  
Printed Name and Notary Public



Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 26-04059

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

**EXHIBIT A**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. MURRAY SURVEY, ABSTRACT NO. 605, VAN ZANDT COUNTY, TEXAS, SAME BEING ALL OF LOT 4, BLOCK B, AND PART OF LOT 5, BLOCK B, OF THE HIGHLAND PARK ACRES, WILLS POINT TEXAS ACCORDING TO THE PLAT RECORDED IN GLIDE 146B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO TERRY HARRIS, ET UX, MELISSA HARRIS IN DOCUMENT # 2007-045828, REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF JUANITA AVENUE FOR THE SOUTH CORNER OF SAID LOT 4, BLOCK B;  
THENCE: NORTH 73 DEG. 37 MIN. 44 SEC. WEST (DIRECTIONAL CONTROL LINE), ALONG THE NORTHEAST RIGHT OF WAY OF JUANITA AVENUE, PASSING THE WEST CORNER OF LOT 4, IN ALL 140.01 FEET TO A 1/2" STEEL ROD SET IN THE SOUTHWEST LINE OF SAID LOT 5, FROM WHICH A 1/2" STEEL ROD FOUND BEAR NORTH 13 DEG. 36 MIN. 04 SEC. EAST AT 3.84 FEET FOR WITNESS; THENCE: NORTH 16 DEG. 14 MIN. 00 SEC. EAST CROSSING SAID LOT 5, 113.78 FEET TO A 1/2" STEEL ROD SET AND CAPPED VOGL 5248 FOR CORNER FROM WHICH A BENT 1/2" STEEL ROD FOUND BEARS NORTH 40 DEG. 50 MIN. 35 SEC. EAST AT 3.10 FEET FOR WITNESS; THENCE: SOUTH 73 DEG. 37 MIN. 44 SEC. EAST PASSING THE EAST CORNER OF LOT 5, IN ALL 139.93 FEET TO A 5/8" STEEL ROD FOR THE EAST CORNER OF LOT 4, FROM WHICH A 1/2" STEEL ROD FOUND BEARS SOUTH 73 DEG. 37 MIN. 44 SEC. EAST AT 6.59 FEET FOR WITNESS; THENCE: SOUTH 16 DEG. 09 MIN. 24 SEC. WEST 113.78 FEET THE POINT OF BEGINNING, CONTAINING 0.37 OF AN ACRE OF LAND, MORE OR LESS.