


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0030 RECORDED DATE: 08/23/2023 03:22:44 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 949336 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () RESOLVE TRUSTEE SERVICES 906 W MCDERMOTT DR STE 116-242 ALLEN, TX 75013 469-450-7472	SUBMITTED BY: RESOLVE TRUSTEE SERVICES 906 W MCDERMOTT DR STE 116-242 ALLEN, TX 75013 469-450-7472	
DOCUMENT # : FC-2023-0030 RECORDED DATE: 08/23/2023 03:22:44 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County. <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

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Our Case No. 23-03665-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LIMESTONE

Deed of Trust Date:
November 27, 2019

Property address:
1722 HWY 164 E
GROESBECK, TX 76642

Grantor(s)/Mortgagor(s):
JUSTIN SHAH, A SINGLE PERSON

LEGAL DESCRIPTION: BEING a 4.26 acres tract of land situated in the Andres Varela Survey, A-29, Limestone County, Texas, and being all of that called 4.261 acres described in the deed dated September 15, 1997, from Lawrence W. Sims et ux to David M. Drummond et ux recorded in Vol. 975, Pg. 194, Deed Records of Limestone County, Texas, said 4.26 acres being more particularly described by metes and bounds as follows: BEGINNING at a found 3/8" iron rod in the South right-of-way line of Highway 164 at the base of a 3" steel pipe fence corner post for the Northwest corner of said Drummond tract and this tract, same being the Northeast corner of the residue of the Lawrence W. Sims called 30.00 acres tract of record in Vol. 943, Pg. 173, L.C.D.R.; THENCE S. 87°14'00"E. (basis of bearing from previous deed description) 257.54 ft with the South line of said highway and the North line of said Drummond tract to a found 1/2" iron rod at the base of an 8" treated fence corner post for the Northeast corner of said Drummond tract and this tract, same being the Northwest corner of the residue of the Charles W. Smith called 62 acres of record in Vol. 921, Pg. 610, L.C.D.R.; THENCE S.8°59'51"E. 551.72 ft. with a fence and the East line of said Drummond tract, same being the West line of said Smith tract to a found 3/8" iron at the base of an 8" treated fence corner post for the Southeast corner of said Drummond tract and this tract, same being an exterior ell corner in the East line of said Sims tract; THENCE S.78°02'12"W. 319.20 ft. with a fence and the South line of said Drummond tract, same being an Easterly line of said Sims tract to a found 3/8" iron rod at the base of an 8" treated fence corner post for the Southwest corner of said Drummond tract and this tract, same being an angle corner in the East line of said Sims tract; THENCE along a fence and the West line of said Drummond tract, same being the East line of said Sims tract. West line N.40°44'09"W. 102.46 ft. to a found 3/8" iron rod at the base of an 8" treated angle fence corner post. N. 1°08'31"E. 49.07 ft. to a found 3/8" iron rod at the base of a 3" pipe fence corner post, N.3°01'36"E. 27.94 ft. to a found 3/8" inns rod at the base of a 3" steel pipe fence corner post, N. 11°05'08"E. 98.15 ft. to a found 3/8" iron rod at the base of a 3" steel pipe fence corner post and N.2°11'45"E. 372.89 ft to the point of BEGINNING, containing 4.26 acres.

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: NOVEMBER 7, 2023

Property County: LIMESTONE

Original Trustee: RICHARD A. RAMIREZ

Recorded on: December 2, 2019
As Clerk's File No.: 20194447
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett
Fletcher, Sharon St. Pierre, David Sims, Allan Johnston,
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 Mollie McCoslin, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, David Sims, Allan Johnston, 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, NOVEMBER 7, 2023** 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 Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642 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. 8/21/23

MARINOSCI LAW GROUP, PC

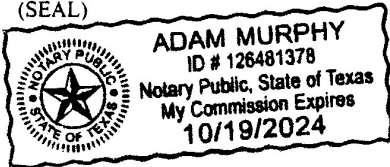
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 21 day of AUGUST 2023, 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)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10-19-24
ADAM MURPHY
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 23-03665

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

Posted by: Sharon Pierre
8/23/2023 Sharon St. Pierre
Substitute Trustee