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Our Case No. 24-07033-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Deed of Trust Date:
September 28, 2023

Property address:
3851 COUNTY RD 481
THRALL, TX 76578

at 1234 **FILED** P
o'clock M
JAN 23 2025 mg
Nancy E. Ruter
County Clerk, Williamson Co., TX

Grantor(s)/Mortgagor(s):
TAYLOR WOLF, AN UNMARRIED MAN

LEGAL DESCRIPTION: See Exhibit "A"

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: APRIL 1, 2025

Property County: WILLIAMSON

Original Trustee: ALLAN B POLUNSKY

Recorded on: September 29, 2023
As Clerk's File No.: 2023081953
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Angela Zavala, Michelle Jones, Richard Zavala, Jr, Sharlet
Watts, 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 Angela Zavala, Michelle Jones, Richard Zavala, Jr, Sharlet Watts, 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, APRIL 1, 2025** 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 Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 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, *January 21, 2025*

MARINOSCI LAW GROUP, P.C.

By: 

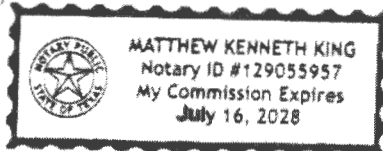
SAMMY HOODA
MANAGING ATTORNEY

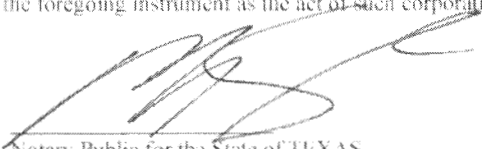
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Matthew Kenneth King*, the undersigned officer, on this, the *21st* day of *January*, 2025, 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: *07/16/2028*
Matthew Kenneth King
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 24-07033

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

"Exhibit A"

LEGAL DESCRIPTION: BEING 6.170 ACRES OF LAND OUT OF THE HENRY COOKE SURVEY, ABSTRACT NO.126, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT 6.22 ACRE TRACT CONVEYED TO EDWARD DEE BARONE & ANISE BARONE, RECORDED- AS DOCUMENT NO. 2016008202, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, AS SURVEYED ON THE GROUND ON THIS, THE 12TH DAY OF SEPTEMBER, 2023 BY TEXAS LAND SURVEYING, INC. AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING: AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY MARGIN OF COUNTY ROAD 481, FOR THE SOUTHWEST CORNER OF THAT 6.24 ACRE TRACT CONVEYED TO LISA MIKULENCAK THOMPSON, RECORDED AS DOCUMENT NO. 2011024105, SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF SAID BARONE TRACT AND THIS TRACT; THENCE: N 72°36'41" W, 145.42 FEET WITH THE SAID NORTH MARGIN OF COUNTY ROAD 481 AND THE SOUTH LINE OF SAID BARONE TRACT TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT 6.257 ACRE TRACT CONVEYED TO TOM LANGHORST, RECORDED AS DOCUMENT NO. 2008916938, SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHWEST CORNER OF SAID BARONE TRACT AND THIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LANGHORST TRACT BEARS: N 72°42'36" W 149.24 FEET; THENCE: N16°16'08" E, 2085.93 FEET WITH THE EAST LINE OF SAID LANGHORST TRACT AND THE WEST LINE OF SAID BARONE TRACT TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THAT 51.8 ACRE TRACT CONVEYED TO SHERROD N. PREWITT RECORDED AS DOCUMENT NO. 9824759, OFFICE RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID LANGHORST TRACT AND THE NORTHWEST CORNER OF SAID BARONE TRACT AND THIS TRACT; THENCE: S 72°57'03" E, 112.28 FEET WITH THE SOUTH LINE OF SAID PREWITT TRACT AND THE NORTH LINE OF SAID BARONE TRACT, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID THOMPSON TRACT, THE NORTHEAST CORNER OF SAID BARONE TRACT AND THIS TRACT THENCE: S15°21'35" W, 2087.51 FEET WITH THE WEST LINE OF SAID THOMPSON TRACT, THE EAST LINE OF SAID BARONE TRACT TO THE POINT OF BEGINNING, AND CONTAINING 6.170 ACRES, MORE OR LESS.