

36.
Our Case No. 24-06344-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

at 12:18 FILED P M
o'clock

Deed of Trust Date:
February 8, 2018

Property address:
900 N 4TH ST
JARRELL, TX 76537

DEC 12 2024 mg

Nancy E. Ruter
County Clerk, Williamson Co., TX

Grantor(s)/Mortgagor(s):
ANNA TAYLOR AND TIMOTHY B TAYLOR, WIFE AND
HUSBAND

LEGAL DESCRIPTION: 0.48 ACRES TRACT OF LAND BEING ALL OF LOTS 7, 8, 9, 10, 11 AND 12, INCLUSIVE, BLOCK 4, OF ORIGINAL TOWNSITE OF JARRELL, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 17, PLATRECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THAT SAME CALLED 0.482 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO WILLIAM BRENT DAUGHERTY RECORDED IN DOCUMENT NO. 2009081433, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,

as surveyed on the ground by Texas Land Surveying, Inc. on January 17th, 2018, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with no cap at the intersection of the east line of Fourth Street (60' right-of-way) and the north line of Avenue B (60' right-of-way), marking the southwest corner of said Lot 12, for the southwest corner of said Daugherty tract and this tract:

THENCE N 22°08'12" W, 150.02 feet, with the east line of said Fourth Street, to a 1/2" iron rod with no cap found marking the southwest corner of a tract described in a Special Warranty Deed To Glenn Porter Payne II recorded in Document No. 2017080497 of said Official Public Records, being the northwest corner of said Lot 7 and the northwest corner of said Daugherty tract and this tract;

THENCE N 67°54'09" E, 140.03 feet, with the common line of said, Payne tract and said Daugherty tract and this tract, to a 2-5/8" metal post found at the northeast corner of said Lot 7 in the west line of a 20' wide alley, being the southeast corner of said Payne tract and northeast corner of said Daugherty tract and this tract;

THENCE S 22°10'55" E, 150.14 feet, with the west line of said 20' wide alley and the east line of said Daugherty tract and this tract, to a 1/2" iron rod with no cap found in the north right-of-way line of said Avenue B, being the southeast corner of said Lot 12 and the southeast corner of said Daugherty tract and this tract;

THENCE S 67°56'57"W, 140.15 feet, with the north right-of-way line of said Avenue B, to the Point Of Beginning and containing a computed area of 0.48 acres, more or less.

All Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).

This Field Notes Description is submitted in conjunction with an Exhibit Map made of part hereof by reference.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:

Date of Sale: JANUARY 7, 2025

LAKEVIEW LOAN SERVICING, LLC

Property County: WILLIAMSON

Recorded on: February 9, 2018

As Clerk's File No.: 2018011315

Mortgage Servicer:

LAKEVIEW LOAN SERVICING, LLC

Original Trustee: GREGORY S GRAHAM

Substitute Trustee:

David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Auction.com, 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 David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Auction.com, 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, JANUARY 7, 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, 12/10/24

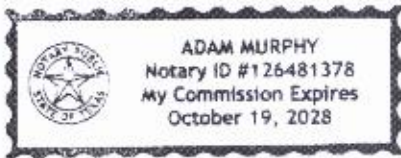
MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 10 day of Dec 2024, 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: 10-19-28
ADAM MURPHY
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 24-06344

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