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23-02996

1633 SHADY WOODS DR, QUINLAN, TX 75474

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

FILED FOR RECORD  
at 11:58 o'clock A M

OCT 16 2023

Property: The Property to be sold is described as follows:

See Exhibit A

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *[Signature]*

Security Instrument: Deed of Trust dated September 4, 2019 and recorded on September 5, 2019 at Instrument Number 2019-13021 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: January 2, 2024, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MARCELLA LYNN RINEHART AND SAMMY RINEHART secures the repayment of a Note dated September 4, 2019 in the amount of \$165,938.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.**

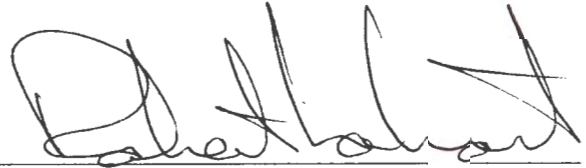


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ServiceLink

Nicki Company

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, David Ray, Conrad Wallace, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Ashlee Luna and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 16th. day of October, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, October 16, 2023

**EXHIBIT "A"**

Being a tract of land situated in the Reese Price Survey, Abstract No. 822, Hunt County, Texas, same being that tract of land conveyed to Bobby Peter Hodges and Demetria Lamesha Grissom, a married couple, by deed recorded in Instrument No. 2019-06918, Real Property Records of County, Texas, and being previously described by metes and bounds in deed recorded in Instrument No. 2019-05115, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Sandy Favila Ramirez and Jose R. Favila, by deed recorded in Instrument No. 2019-08128, Real Property Records of Hunt County, Texas and lying along the North line of that tract of land conveyed to Eddie Gonzalez, by deed recorded in Instrument No. 2018-07694, Real Property Records of Hunt County, Texas;

**THENCE** South 88 degrees 38 minutes 30 seconds West, along the North line of said Gonzalez tract, a distance of 276.39 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to Joel Rhymes, a single man, and Helen Creamer, a single woman, by deed recorded in Instrument No. 2017-664, Real Property Records of Hunt County, Texas, from which a 1/2 inch iron rod found bears South 59 degrees 34 minutes 57 seconds West, a distance of 9.33 feet for witness;

**THENCE** North 01 degree 15 minutes 49 seconds West, along the East line of said Rhymes/Creamer tract, a distance of 236.41 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Rhymes/Creamer tract and lying along the South line of Shady Woods Drive (public right-of-way);

**THENCE** North 88 degrees 38 minutes 28 seconds East, along the South line of said Shady Woods Drive, a distance of 276.39 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Ramirez/Favila tract;

**THENCE** South 01 degree 15 minutes 49 seconds East, along the West line of said Ramirez/Favila tract, a distance of 236.41 feet to the **POINT OF BEGINNING** and containing 65,342 square feet or 1.50 acres of land.