

Our Case No. 25-04481-FC

FILED FOR RECORD
at 9:44 o'clock AM

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

AUG 28 2025

THE STATE OF TEXAS
COUNTY OF HUNT

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. Kinjo*

Deed of Trust Date:
September 20, 2023

Property address:
2084 COUNTY ROAD 4308
GREENVILLE, TX 75401

Grantor(s)/Mortgagor(s):
PAMELA L PERKINS, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: Being a tract of land situated in the Joseph Thweatt Survey, Abstract No. 1057, Hunt County, Texas, same being a tract of land conveyed to Santos Alfredo Cruz, by deed recorded in Instrument No. 2023-05249, Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow stamped "CBG Surveying" for corner, said corner being in the intersection of the South line County Road 4310 (a Public right-of-way);

THENCE South 00 degrees 03 minutes 49 seconds West, along the West line of said County Road 4308, a distance of 91.16 feet to a post found for a corner, said corner being the Northeast corner of a tract of land conveyed to Michael Martin and Rebecca Martin, by deed recorded in Volume 1470, Page 254, Deed Records of Hunt County, Texas, from which a post found for witness bears South 00 degrees 03 minutes 49 seconds West, a distance of 525.91 feet to the Southeast corner of said Martin tract;

THENCE South 89 degrees 04 minutes 55 seconds West, along the North line of said Martin tract, a distance of 506.35 feet to a 1/2 inch iron rod set with a yellow stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Martin tract, and being in the East line of a tract of land conveyed to Jerry L. Ashford Sr., by deed recorded in Instrument No. 2013-715, Official Public Records of Hunt County, Texas, from which a post found for witness bears South 00 degrees 22 minutes 41 seconds West, a distance of 238.35 feet to the Southeast corner of said Ashford tract;

THENCE North 00 degrees 22 minutes 41 seconds East, along the East line of said Ashford tract, a distance of 88.12 feet to a 1/2 inch iron rod set with a yellow stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Ashford tract, and being in the South line of said County Road 4310;

THENCE North 88 degrees 44 minutes 09 seconds East, along the South line of said County Road 4310, a distance of 505.93 feet to the POINT OF BEGINNING and containing 45337 square feet or 1.04 acres of land.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: OCTOBER 7, 2025

Property County: HUNT

Original Trustee: TINA SORUM

Recorded on: September 21, 2023
As Clerk's File No.: 2023-18355
Mortgage Servicer:

Substitute Trustee:
Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa
Bruno, Angie Uselton, Conrad Wallace, Tonya

LAKEVIEW LOAN SERVICING, LLC

Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Heather Golden, Avriel DuVerney, Harriett Fletcher, Ronnie Hubbard, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC

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 Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Heather Golden, Avriel DuVerney, Harriett Fletcher, Ronnie Hubbard, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, 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, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** 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 Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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. 8/26/25

MARINOSCI LAW GROUP, P.C.

By: _____

SAMMY HOODA
MANAGING ATTORNEY

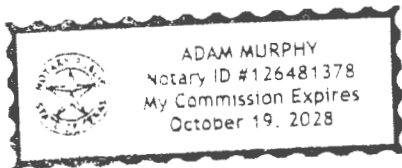
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 26 day of Aug, 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: 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. 25-04481

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