

FILED
at 2:18 o'clock p

DEC 14 2022

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY TEXAS
BY *[Signature]*

Our Case No. 22-04414-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LIBERTY

Deed of Trust Date:
February 25, 2020

Property address:
1903 N WINFREE STREET
DAYTON, TX 77525

Grantor(s)/Mortgagor(s):
GABRIEL R. BUTLER, A SINGLE PERSON

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.262 ACRES (CALLED 0.263 ACRES) SITUATED IN THE LIBERTY TOWN TRACT NORTH 1 FAGE, ABSTRACT 356, LIBERTY COUNTY, TEXAS, AND CONVEYED BY DEED RECORDED IN VOLUME 1584, PAGE 283, DEED RECORDS, LIBERTY COUNTY, TEXAS, AND OUT OF LOT 2, IN BLOCK 10, IN THE CITY OF DAYTON, SAID 0.262 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A TIRE IRON FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF NORTH WINFREE STREET AND BEING THE NORTHWEST CORNER OF A 1.09 ACRE TRACT CONVEYED TO NINA CARR WILSON, DESCRIBED IN DEED RECORDED IN VOLUME 1674, PAGE 718, DEED RECORDS, LIBERTY COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 30 DEGREES 17' 43" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID NORTH WINFREE STREET, A DISTANCE OF 54.75 FEET (CALLED NORTH 30 DEG 00' 00" WEST, 55.00 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF 4.117 ACRE TRACT CONVEYED BY DEED RECORDED IN VOLUME 1100, PAGE 636, DEED RECORDS, LIBERTY COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 59 DEGREES 28' 43" EAST, ALONG THE SOUTHEAST LINE OF SAID 4.117 ACRE TRACT, A DISTANCE OF 207.84 FEET (CALLED NORTH 59 DEG 18' 38" EAST, 208.02 FEET) TO A 5/8 INCH IRON ROD FOUND, BEING AN INTERIOR CORNER OF THE SAID 4.117 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 30 DEGREES 00' 00" EAST, ALONG THE MOST WESTERLY EAST LINE OF SAID 4.117 ACRE TRACT, A DISTANCE OF 54.93 FEET (CALLED 55.00 FEET) TO A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID WILSON TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 4.117 ACRES, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 59 DEGREES 31' 17" WEST, ALONG THE NORTHEAST LINE OF SAID 4.117 ACRE TRACT, A DISTANCE OF 207.56 FEET (CALLED SOUTH 59 DEG 18' 38" WEST, 208.02 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.262 ACRES OF LAND, MORE OR LESS.

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: 10/3/23

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: FEBRUARY 7, 2023

Property County: LIBERTY

Original Trustee: RICHARD A. RAMIREZ

Recorded on: February 27, 2020
As Clerk's File No.: 2020006578
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee: *Keata Smith*
Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay,
Stephanie Hernandez, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(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 Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, 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, **FEBRUARY 7, 2023** 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 On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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, 12/8/22

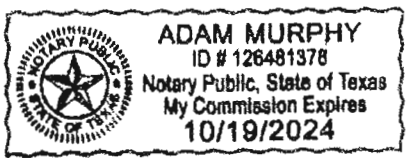
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 8 day of DEC 2022, 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. 22-04414

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254