

Our Case No. 24-05639-FC

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

THE STATE OF TEXAS  
COUNTY OF HAMILTON

**Deed of Trust Date:**  
March 10, 2023

**Property address:**  
303 S LOYD ST  
HAMILTON, TX 76531

**Grantor(s)/Mortgagor(s):**  
ASHLEY HOFTUS, SINGLE WOMAN

**LEGAL DESCRIPTION:** All that certain 0.45 acre tract of land, being a part of Lot 1, Block 31 of the Wagner Addition to the City of Hamilton, Texas, plat recorded in volume 1, page 3 of the plat records of Hamilton County, Texas, being part of that certain 1.49 acre tract described in deed from Wesley Graham to Johnce Alexander and Larry Shaw, dated July 11, 2013, and recorded in volume 474, page 512 of the official public records of Hamilton County, Texas and described as follows:

Beginning at a capped 3/8 iron rod found at the most northerly northeast corner of said 1.49 acre tract, being the northwest corner of a tract described in a deed from Derek D. Poe to Jeffery S. Ensor, dated June 25, 2008 and recorded in volume 428, page 282 of the deed records of Hamilton County, Texas, being in the north line of Lot 2, being in the south line of East Coke Street, for the most northerly northeast corner of this tract, from which the northeast corner of Block 31 bears: S 70° 52' 39" E, 116.00';

Thence S 19° 07' 21" W, along the east line of said 1.49 acre tract, and the west line of said Ensor tract, 74.16' to a capped 3/8 iron rod found, for an interior corner of this tract:

Thence S 69° 06' 30" E, along the north base of a concrete retaining wall and the extension thereof, 116.06' to a capped 3/8 iron rod found at the most easterly northeast corner of this tract, being in the east line of Lot 2, being in the west line of South Loyd Street, for the most easterly northeast corner of this tract:

Thence S 19° 07' 21" W, along the east line of Lot 2 and the west line of South Loyd Street, 72.25' to a capped 3/8 iron rod set, being the southeast corner of said 1.49 acre tract, being the southeast corner of Lot 2, being the northeast corner of Lot 3, for the southeast corner of this tract:

Thence N 70° 52' 39" W, along the south line of Lot 2 and the north line of Lot 3, 187.68' to the southeast corner of a 1.043 acre tract described in deed from Johnce Shaw and Larry Shaw to Alejandra Moncada, dated July 9, 2018, and recorded in volume 537, page 634 of the official public records of Hamilton County, Texas, for the southwest corner of this tract, from which a wood fence corner post bears N 21° 39' 21" W, 0.90';

Thence N 17° 31' 08" E, partly along a fence and crossing the said 1.49 acre tract, 150.06' to the northeast corner of the said 1.043 acre tract, in the north line of the said 1.49 acre tract, the north line of Lot 2, the south line of East Coke Street, for the northwest corner of this tract, from which a 3" pipe post bears N 07° 44' 57" E, 1.84';

Thence S 70° 52' 39" E, along the north line of the said 1.49 acre tract, 75.88' to the point of beginning and containing 0.45 acres of land.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS  
NOMINEE FOR EVERETT FINANCIAL, INC. DBA

**Earliest Time Sale Will Begin: 11:00 AM**

**SUPREME LENDING ITS SUCCESSORS AND  
ASSIGNS**

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** FEBRUARY 4, 2025

**Property County:** HAMILTON

**Original Trustee:** SCOTT EVERETT

**Recorded on:** March 14, 2023  
**As Clerk's File No.:** 20230458  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Alexis Mendoza, Kevin Key, Jay Jacobs, Kim  
Anderson, Ron Anderson, Kristopher Holub, Patrick  
Zwiers, Violet Nunez, Dylan Ruiz, Amy Ortiz,  
Auction.com, Martha Rossington, Reyn Rossington,  
Thomas L. Swearingen, 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 Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Kristopher Holub, Patrick Zwiers, Violet Nunez, Dylan Ruiz, Amy Ortiz, Auction.com, Martha Rossington, Reyn Rossington, Thomas L. Swearingen, 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 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 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 Hamilton County Courthouse, 102 N. Rice, Hamilton, TX 76531 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, 12/5/24

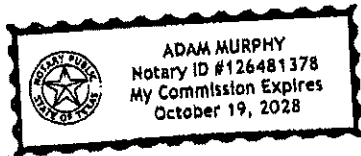
MARINOSCI LAW GROUP, P.C.

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 5 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. 24-05639

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

Posted by: [Signature]  
Reyn Rossington  
12/10/2024

## FILED and RECORDED

Instrument Number: 20242131 B: RP V: 651 P: 776

Filing and Recording Date: 12/10/2024 11:35:22 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



*Rachel L. Geeslin*

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Rachel Lamb Geeslin, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.