



\*06-165-2023-3243\*

Our Case No. 23-04193-EC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF CHAMBERS

**Deed of Trust Date:**  
July 28, 2020

**Property address:**  
310 KICKAPOO DR  
ANAHUAC, TX 77514

**Grantor(s)/Mortgagor(s):**  
RUEL MERCADO AND ANNETTE MERCADO,  
HUSBAND AND WIFE

**LEGAL DESCRIPTION:** Lot 46, Cypress Point, Section 1 Plat, a Subdivision in Chambers County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 2019-147148, Map and/or Plat Records of Chambers County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
DHI MORTGAGE COMPANY, LTD. ITS SUCCESSORS  
AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

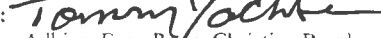
**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** NOVEMBER 7, 2023

**Property County:** CHAMBERS

**Original Trustee:** ANGELA R. HERNANDEZ

**Recorded on:** July 30, 2020  
**As Clerk's File No.:** 2020156424  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**   
Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks,  
Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher  
Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami  
Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy  
Dennen, Traci Yeaman, Tommy Jackson, Keata Smith,  
Stephanie Hernandez, Tiffany Beggs, Carolyn Ciccio,  
Marinosci Law Group PC

**Substitute Trustee Address:** ✓  
c/o Marinosci Law Group, PC  
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 Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez, Tiffany Beggs, Carolyn Ciccio, 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, NOVEMBER 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 Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514 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.

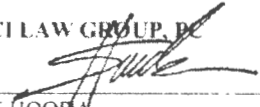
LAKVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement 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. *August 2<sup>nd</sup>*, 2023

MARINOSCI LAW GROUP, PC

By:   
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

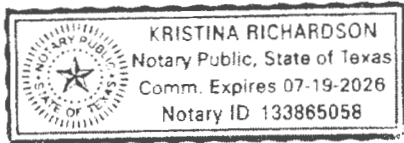
Before me, *Kristina Richardson* the undersigned officer, on this, the *2<sup>nd</sup>* day of *August*, 2023, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing 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: *7-19-2026*  
*Kristina Richardson*  
Printed Name and Notary Public



Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-04193

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

537 CEDAR STREET  
WINNIE, TX 77665



0000009886565

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1. Date, Time, and Place of Sale.**

Date: November 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 22, 2002 and recorded in Document INSTRUMENT NO. 02 574 823 real property records of CHAMBERS County, Texas, with DELBERT D SMITH JR A MARRIED MAN AND WIFE JULIE SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DELBERT D SMITH JR A MARRIED MAN AND WIFE JULIE SMITH, securing the payment of the indebtednesses in the original principal amount of \$59,073.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



**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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, ALEENA LITTON, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-31-23 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.

Keata Smith

Declarants Name: Keata Smith

Date: 8-31-23

**EXHIBIT "A"**

BEING THAT CERTAIN 0.331 ACRE TRACT SITUATED IN A PART OF LOTS 12, 13, 14, 15, 16 AND 17 IN OF BLOCK-36, OUT OF WINNIE SUBURBS SUBDIVISION, A SUBDIVISION OF THE JAS HOGGATT LEAGUE, A-14, AS RECORDED IN VOLUME 1, PAGE 61 OF MAP RECORDS OF CHAMBERS COUNTY, TEXAS AND BEING THAT SAME ALICE BREAUX TRACT AS RECORDED IN VOLUME 54, AT PAGE 165, OF OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK-36, MARKED BY R R SPIKE FOUND AT THE CENTERLINE INTERSECTION OF 9TH STREET WITH LE BLANC ROAD (BOTH BASED ON 60 FEET WIDTH), THENCE, NORTH, WITH THE WEST LINE OF SAID BLOCK-36, THE EAST LINE OF THAT CERTAIN BLOCK-16 AND THE CENTERLINE OF SAID 9 TH STREET, A DISTANCE OF 332.00 FEET FOR CORNER MARKED BY CONCRETE NAIL,

THENCE, EAST, PARALLEL TO THE SOUTH LINE OF SAID BLOCK-36, AT 20 FEET PASS THE ORIGINAL WEST LINE OF SAID LOT-12, AT 30 FEET FOUND 3/4" PIPE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID 9TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF THAT CERTAIN CEDAR STREET (BASED ON 80 FEET WIDTH) AND CONTINUING WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CEDAR STREET IN ALL A TOTAL DISTANCE OF 410.00 FEET TO 2" PIPE FOUND AT NORTHWEST CORNER OF TRACT HERE-IN DESCRIBED AND POINT OF BEGINNING AND SOMETIMES CALLED NORTHWEST CORNER OF LOT-5, BLOCK-C OF UNRECORDED LE BLANC SUBDIVISION,

THENCE, CONTINUING EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CEDAR STREET, AT 90 FEET PASS THE EAST LINE OF SAID LOT-12 AND THE WEST LINE OF SAID LOT-17 AND CONTINUING IN ALL A TOTAL DISTANCE OF 95.00 FEET TO 1/2" ROD FOUND FOR NORTHEAST CORNER OF TRACT HERE-IN DESCRIBED AND NORTHWEST CORNER OF THAT CERTAIN JOHNNY LEE BREAUX ET UX TRACT,

THENCE, SOUTH, WITH THE WEST LINE OF SAID JOHNNY LEE BREAUX ET UX TRACT AND EAST LINE OF TRACT HERE-IN DESCRIBED, AT 32 FEET PASS THE SOUTH LINE OF SAID LOT-17 AND THE NORTH LINE OF SAID LOT-16, AT 132 FEET PASS THE SOUTH LINE OF SAID LOT-16 AND THE NORTH LINE OF SAID LOT-15, AT 142 FEET PASS THE NORTH LINE OF THAT CERTAIN 20 FEET WIDE UTILITY EASEMENT AND CONTINUING IN ALL A TOTAL DISTANCE OF 152.00 FEET TO 1" PIPE FOUND FOR SOUTHEAST CORNER OF TRACT HERE-IN DESCRIBED AND THE NORTHEAST CORNER OF THAT CERTAIN MIKE LEGER TRACT,

THENCE, WEST, WITH THE CENTERLINE OF SAID 20 FEET WIDE UTILITY EASEMENT, AND NORTH LINE OF SAID MIKE LEGER TRACT, AT 5 FEET PASS THE WEST LINE OF SAID LOT-15 AND THE EAST LINE OF SAID LOT-14 AND CONTINUING IN ALL A TOTAL DISTANCE OF 95.00 FEET TO 2" PIPE FOUND FOR SOUTHWEST CORNER OF TRACT HERE-IN DESCRIBED AND SOUTHEAST CORNER OF THAT CERTAIN EVETTE KAHLA TRACT,

THENCE, NORTH, WITH THE EAST LINE OF SAID EVETTE KAHLA TRACT, AT 10 FEET PASS THE NORTHWEST CORNER OF SAID 20 FEET WIDE UTILITY EASEMENT, AT 20 FEET PASS THE NORTH LINE OF SAID LOT-14 AND THE SOUTH LINE OF SAID LOT-13, AT 120 FEET PASS THE NORTH LINE OF SAID LOT-13 AND THE SOUTH LINE OF SAID LOT-12 AND CONTINUING IN ALL A TOTAL DISTANCE OF 152.00 FEET TO POINT OF BEGINNING ENCLOSING A TRACT OF LAND CONTAINING 0.331 ACRES MORE OR LESS