

Our File No. 21-01597

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

THE STATE OF TEXAS  
COUNTY OF BASTROP

**Deed of Trust Date:**  
April 8, 2019

**Property address:**  
3709S HWY 304  
ROSANKY, TX 78953

**Grantor(s)/Mortgagor(s):**  
JAMES NOLEN AND JULIA NOLEN, HUSBAND AND  
WIFE

**LEGAL DESCRIPTION:** LEGAL DESCRIPTION; BEING 1.312 ACRES OF LAND LYING IN AND SITUATED OUT OF THE SAMUEL H. REID SURVEY, ABSTRACT 289 IN BASTROP COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN, CALLED 1.50 ACRE TRACT CONVEYED TO JESSIE GELTIMEIER AND ANN HARMAN BY DEED RECORDED IN VOLUME 655, PAGE 388 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 1.312 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MARCH, 1998:

BEGINNING at an iron rod set on the easterly right-of-way line of State Highway 304 for the northwest corner hereof and southwest corner of that certain 0.844 acre tract of land conveyed to Robert Speer and Lisa Speer by deed recorded in Volume 784, Page 551 or said deed records;

THENCE South 75° 15' 59" East along the south line of said Speer tract, passing at a distance of 0.58 feet an Iron rod found and continuing for a total distance of 295.21 feet to an iron rod found for the northeast corner hereof and southeast corner of said Speer tract;

THENCE along a fence line and westerly line or that certain 4.50 acre tract of land conveyed to Gary Easterly by deed recorded in Volume 621, Page 366 of said deed records the following three (3) calls:

1. South 36° 6' 32" West a distance of 84.09 feet to a fence post found;
2. South 38° 41' 57" West a distance of 52.82 feet to a fence post found;
3. South 22° 32' 32" West a distance of 40.54 feet to a fence post found for the southeast corner hereof and the northeast corner of that certain 4.00 acre tract conveyed to Lillian A. Grohman by deed recorded in Volume 147, Page 224 of said deed records;

THENCE North 80° 45' 30" West a distance of 354.41 feet along a fence line for the north line of said Grohman tract and south line hereof to an iron rod set for the southwest corner hereof and lying on the curving easterly right-of-way line of said State Highway 304;

THENCE along said right-of-way line a distance of 181.04 feet along the arc of said curve to the left, having a radius of 3880.29 feet and a chord bearing North 44° 53' 12" East a distance of 181.02 feet to an iron rod set for point of tangency;

THENCE North 43° 33' 00" East a distance of 50.16 feet continuing along said right-of-way line to the POINT OF BEGINNING and containing 1.312 acres of land, more or less, and as shown on map of survey prepared herewith.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
NATIONS RELIABLE LENDING, LLC, ITS SUCCESSORS  
AND ASSIGNS

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

8:42 AM  
**FILED**  
**DEC 09 2021**  
Rose Pietsch  
Bastrop County Clerk

Current Mortgagee:  
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: MARCH 1, 2022

Property County: BASTROP

Original Trustee: MEWAEL GHEBREMICHAEL

Recorded on: April 10, 2019  
As Clerk's File No.: 201904960  
Mortgage Servicer:  
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:  
Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz,  
Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker,  
Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders,  
Aleena Litton, Matthew Hansen, Auction.com, David Ackel,  
Sara Edgington, Megan Randle-Bender, Ebbie Murphy,  
Angela Zavala, Richard Zavala, Jr., Michelle Jones, Sharlet  
Watts, Marinosci Law Group

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 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 Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, David Ackel, Sara Edgington, Megan Randle-Bender, Ebbie Murphy, Angela Zavala, Richard Zavala, Jr., Michelle Jones, Sharlet Watts, Marinosci Law Group, 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, MARCH 1, 2022 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 Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 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 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, December 9th 2021

MARINOSCI LAW GROUP, PC

By: 

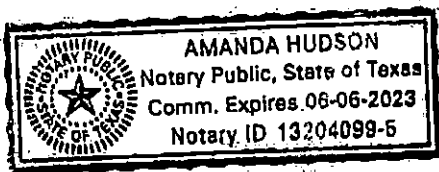
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 8th day of December 2021, 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)



Amanda Hudson

Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023

Amanda Hudson  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618  
Our File No. 21-01597

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