

Our Case No. 24-06754-FC

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

THE STATE OF TEXAS  
COUNTY OF JONES

**Deed of Trust Date:**  
August 18, 2023

**Property address:**  
645 AVENUE H  
HAWLEY, TX 79525

**Grantor(s)/Mortgagor(s):**  
JORDAN L. HANNAH AND KILEY HANNAH,  
HUSBAND AND WIFE

**LEGAL DESCRIPTION:** THIS 0.492 ACRE TRACT IS IN THE CITY OF HAWLEY, JONES COUNTY, TEXAS AND IS ALL OF THREE TRACTS DESCRIBED IN INSTRUMENT #222364 OF THE OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS AND IS THE NORTHEAST PART OF A 176,800 SQUARE FEET TRACT DESCRIBED IN VOLUME 229, PAGE 268 OF THE OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS BEING PART OF THE ABANDONED LONE STAR RAILROAD RIGHT OF WAY. THIS TRACT IS MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A RECOVERED CAPPED REBAR ON THE WEST LINE OF 7TH STREET (NOT DEVELOPED) AND THE NEW SOUTH LINE OF AVENUE H 25.0 FEET FROM THE CENTER OF THE STREET BEING THE NORTHEAST CORNER OF THIS TRACT AND NORTHEAST CORNER OF THE THREE TRACTS DESCRIBED IN INSTRUMENT #222364 OPRJC; THENCE S24°01'06"E WITH THE WEST LINE OF 7TH STREET AND EAST LINE OF SAID THREE TRACTS, PASSING THE ORIGINAL SOUTH LINE OF AVENUE H AT 15.0 FEET, PASSING A RECOVERED CAPPED REBAR AT 65.0 FEET BEING THE SOUTHEAST CORNER OF THE 0.194 ACRE TRACT ONE AND NORTHEAST CORNER OF A 0.149 ACRE TRACT TWO, PASSING A RECOVERED CAPPED REBAR AT 115.0 FEET BEING THE SOUTHEAST CORNER OF TRACT TWO AND THE NORTHEAST CORNER OF A SECOND 0.149 ACRE TRACT (TRACT THREE), CONTINUE A TOTAL DISTANCE OF 165.0 FEET TO A RECOVERED CAPPED REBAR BEING THE SOUTHEAST CORNER OF THIS TRACT AND SOUTHEAST CORNER OF TRACT THREE; THENCE S65°55'05"W 130.0 FEET TO A RECOVERED CAPPED REBAR BEING THE SOUTHWEST CORNER OF THIS TRACT AND SOUTHWEST CORNER OF TRACT THREE; THENCE N24°03'55"W PASSING A RECOVERED CAPPED REBAR AT 50.0 FEET BEING THE NORTHWEST CORNER OF TRACT THREE AND SOUTHWEST CORNER OF TRACT TWO, PASSING A RECOVERED CAPPED REBAR AT 100.0 FEET BEING THE NORTHWEST CORNER OF TRACT TWO AND SOUTHWEST CORNER OF TRACT ONE, CONTINUE A TOTAL DISTANCE OF 165.1 FEET TO A RECOVERED CAPPED REBAR BEING THE NORTHWEST CORNER OF THIS TRACT AND NORTHWEST CORNER OF TRACT ONE; THENCE N65°55'54"E 25.0 FEET FROM THE CENTER OF AVENUE H (THE STREET EASEMENT WIDTH BEING REDUCED FROM 80 FEET WIDE TO 50 FEET WIDE BY ORDINANCE 9402-1, PASSED FEBRUARY 8, 1994) A DISTANCE OF 129.9 FEET TO THE POINT OF BEGINNING, BEARING BASED ON WGS84 AT A LATITUDE OF 32°36'51.97846" AND A LONGITUDE OF 99°48'51.15647". SET CAPPED REBAR MARKED WITH "TOMMY HIGGINS".

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

**Earliest Time Sale Will Begin:** 01:00 PM

**POSTED NOTICE**

**DATE** 01-06-25 **TIME** 4:18 pm  
LeeAnn Jennings

JONES COUNTY CLERK, JONES CO., TX

**BY:** Chad Rozano

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

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

**Property County:** JONES

**Original Trustee:** J. MARC HESSE PC.

**Recorded on:** August 24, 2023  
**As Clerk's File No.:** 232566  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Terry Browder, Laura Browder, Jamie Osborne,  
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 Terry Browder, Laura Browder, Jamie Osborne, 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, MARCH 4, 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 Jones County Courthouse, 100 Courthouse Square, Anson, TX 79501 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, 1/6/25

MARINOSCI LAW GROUP, P.C.

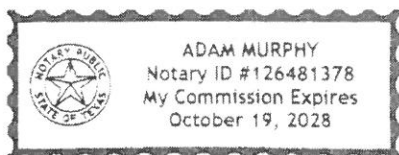
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 6 day of JAN 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)



[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. 24-06754

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

[Signature]  
Tim Browder