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DEC 11 2025

Our Case No. 19-03325-FC

Adrian Lawton
ADRIAN LAWTON, MADISON COUNTY CLERK
BY *H. J. Phipps*
HANNAH JESSICA DEPUTY CLERK

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF MADISON

Deed of Trust Date:
February 2, 2018

Property address:
2080 KING ROAD
NORTH ZULCH, TX 77872

Grantor(s)/Mortgagor(s):
GEORGE ANTHONY AVERY, AN UNMARRIED
MAN

LEGAL DESCRIPTION: Being 5.00 acres of land, more or less, situated in the CHAMPION BLYTHE SURVEY, Abstract No. 43, Madison County, Texas and being the same tract described as a 5.00 acres tract in a Deed from A. R. Capps to Billy Ray Byrd, dated March 31, 1977 and recorded in Volume 215, Page 774, Deed Records, said 5.00 acre tract being more definitely as follows:
Beginning at the southeast corner of said Byrd tract, same being the northeast corner of a called 1.00 acre tract as described in a Deed from Darrell Gaston to Frederic W. Gilley, recorded in Volume 930, Page 202, Official Records, found a 3/8" iron rod inside a 1-1/2" iron pipe on the west fence line of a graded rock road, known locally as "Kind Road";
Thence S89°55'21"W, with the south line of said Byrd Tract and the north line of said Gilley tract and also the north line of a called 4.00 acre tract as described in a Deed from Sharon Elaine Palasota, et al to Frederic W. Gilley, recorded in Volume 932, Page 203, Official Records, for a total distance of 480.90 feet to the southwest corner of said Byrd tract, same being the northwest corner of said 4.00 acre tract, set a 5/8" iron rod at a cedar fence post in the called east right-of-way of the Ft. Worth And Denver Railroad, as per said volume 215, page 774;
Thence N00°10'18"W, with the west line of said Byrd tract and the called east line of said railroad right-of-way, for a distance of 492.95 feet to the northwest corner of said byrd tract, same being the called southwest corner of Don Hicks called 3.95 acre tract as per an Affidavit recorded in Volume 283, Page 920, Official Records, found a 3/8" iron rod inside a 1-1/2" iron pipe;
Thence N89°50'32"E, with the common line of Byrd and Hicks Tracts, for a distance of 403.62 feet to the northeast corner of said Byrd Tract, same being the called southeast corner of said Hicks tract, found a 3/8" iron rod inside a 1-1/2" iron pipe in the west fence line of said road;
Thence S09°04' 10"E (Byrd deed call), with the east line of said Byrd tract and the called west line of said road, for a distance of 499.66 feet to the place of beginning.

Original Mortgagee:
MERS, INC., ACTING SOLELY AS NOMINEE
FOR FAIRWAY INDEPENDENT MORTGAGE
CORPORATION

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JANUARY 6, 2026

Property County: MADISON

Original Trustee: CYNTHIA PORTERFIELD

Recorded on: February 8, 2018
As Clerk's File No.: 105229
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Authorized Agent of Auction.com, LLC as
Substitute Trustee, Heather Golden, Allan
Johnston, David Sims, Robert La Mont, Sharon
St. Pierre, Sheryl La Mont, Marinosci Law Group
PC, Resolve Trustee Services, LLC

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 Authorized Agent of Auction.com, LLC as Substitute Trustee, Heather Golden, Allan Johnston, David Sims, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, 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, JANUARY 6, 2026** 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 Madison County Courthouse, 103 W. Trinity Street, Madisonville, TX 77864 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.

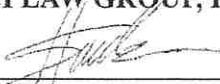
LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement 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, 12/5/25

MARINOSCI LAW GROUP, P.C.

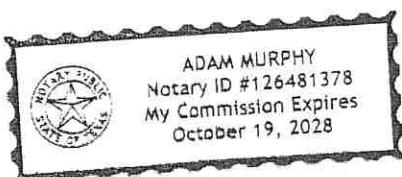
By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 5 day of DEC 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)




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. 19-03325

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