

FILED FOR RECORD  
10:50 o'clock A.M. on

FEB 26 2026

Chassidy Chandler  
CHASSIDY CHANDLER, COUNTY CLERK  
RED RIVER CO., TX

Our Case No. 24-04541-FC-2

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF RED RIVER

**Deed of Trust Date:**  
September 21, 2018

**Property address:**  
100 W FANNIN ST  
CLARKSVILLE, TX 75426

**Grantor(s)/Mortgagor(s):**  
LATONIA CLAY, A SINGLE WOMAN

**LEGAL DESCRIPTION:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF CLARKSVILLE, RED RIVER COUNTY, TEXAS, IN THE TOWN OF CLARKSVILLE; BEING PART OF THE HENRY STOUT SURVEY, ABSTRACT NO. 759, AND BEING THE EAST HALF OF LOTS 15, AND 16, AND A PORTION OF LOT 14, ALL IN BLOCK NO. 4 OF THE REPLAT OF THE CLARKSVILLE HEIGHTS ADDITION TO THE CITY OF CLARKSVILLE, RECORDED IN VOLUME 293, PAGE 53 OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED FROM TEDDY F. SMOTHERMON AND WIFE, PAMELA S. SMOTHERMON TO JEFFREY K. AUGUSTUS AND WIFE, MELISSA S. AUGUSTUS, DATED MARCH 7, 2000, RECORDED IN VOLUME 492, PAGES 8-9 OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" R.S. ROD(S) AT THE NORTHEAST CORNER OF SAID BLOCK 4, AND LOT 16, ALSO BEING AT THE INTERSECTION OF THE SOUTH LINE OF FANNIN STREET WITH THE WEST LINE OF LOCUST STREET; THENCE S 5° 00' 00" E, ALONG THE WEST LINE OF LOCUST STREET, PASSING THE SOUTHEAST CORNER OF SAID LOT 15 AT 200 FEET, A TOTAL DISTANCE OF 205.00 FEET TO A 1/2" R.S. ROD(S) IN A CHAIN-LINK FENCE AT THE SOUTHEAST CORNER OF SAID AUGUSTUS TRACT (OPR 686, PAGE 177), AND IN THE EAST LINE OF SAID LOT 14;  
THENCE S 88° 31' 38" W, ALONG A CHAIN-LINK FENCE, A DISTANCE OF 103.12 FEET TO A 1/2" R.S. ROD(S) AT THE SOUTHWEST CORNER OF SAID AUGUSTUS TRACT (OPR 686, PAGE 177);  
THENCE N 5° 00' 00" W PASSING A 1" METAL PIPE (F) AT THE SOUTHWEST CORNER OF SAID AUGUSTUS TRACT (OPR 492, PAGE 8), AND THE SOUTH LINE OF SAID LOT 15 AT 2.70 FEET, A TOTAL DISTANCE OF 202.70 FEET TO A 1" METAL PIPE (F) AT THE NORTHWEST CORNER OF SAID AUGUSTUS TRACT (OPR 492, PAGE 8), AND IN THE NORTH LINE OF SAID LOT 16, AND IN THE SOUTH LINE OF FANNIN STREET;  
THENCE N 87° 15' 00" E, ALONG THE SOUTH LINE OF FANNIN STREET, A DISTANCE OF 103.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.482 ACRES OF LAND, MORE OR LESS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS BENEFICIARY, AS NOMINEE FOR SOUTHWEST FUNDING, LP. IT'S SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 12:00 PM

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

**Date of Sale:** APRIL 7, 2026

**Property County:** RED RIVER

**Original Trustee:** STEVEN J. KUBIK

**Recorded on:** October 3, 2018  
**As Clerk's File No.:** 064709  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Authorized Agent of Auction.com, LLC as Substitute Trustee, Harriett Fletcher, Ronnie Hubbard, Sheryl La Mont, Heather Golden, Resolve Trustee Services, LLC (POST ONLY)

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, Harriett Fletcher, Ronnie Hubbard, Sheryl La Mont, Heather Golden, Resolve Trustee Services, LLC (POST ONLY), 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, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 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 Red River County Courthouse, 400 N. Walnut Street, Clarksville, TX 75426 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, 2-20-26

MARINOSCI LAW GROUP, P.C.

By:   
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michall S. noiz, the undersigned officer, on this, the 20 day of Feb 2026, 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)



A large, stylized handwritten signature in black ink, appearing to read "Michael Schulz".

Notary Public for the State of TEXAS

My Commission Expires:

9-30-29

Michael Schulz

Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 24-04541

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