

Our Case No. 26-00006-FC

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

THE STATE OF TEXAS  
COUNTY OF FALLS

**Deed of Trust Date:**  
April 15, 2024

**Property address:**  
403 E AVENUE A  
ROSEBUD, TX 76570

**Grantor(s)/Mortgagor(s):**  
DANIEL T. DELLANTONIA, III AND WIFE,  
RENATA GONZALEZ PONCE

**LEGAL DESCRIPTION:** Being a 0.24 acre tract of land in Falls County, Texas and being all of lot 1 and the west one-half (1/2) of Lot 2, Block 27, Farish Third Addition to the City of Rosebud, according to a plat of record in Volume 9, Page 8 and Volume 93, Page 415 of the Deed Records of Falls County, Texas (DRFCT), same being described in a deed to Steve Rodman, Et Ux, recorded in Volume 275, Page 722 of the Official Public Records of Falls County, Texas (OPRFCT). Said 0.24 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:  
Beginning at a found 60d nail at the northwest corner of above mentioned Lot 1, located in the south right-of-way line of E. Ave A, at its intersection with the east right-of-way line of College Street (Susie Street per plat); Thence along the south right-of-way line of E Ave A, North 60 degrees 14 minutes 06 seconds East, a distance of 75.25 feet (75' per plat) to a found 1/4" iron rod at the northeast corner of above mentioned Rodman tract, same being the northwest corner of a tract of land to Judy Ehler (307/138 OPRFCT); Thence crossing lot 2 along the common line of said Rodman and Ehler tracts, South 30 degrees 08 minutes 28 seconds East, a distance of 139.69 feet (140' per plat) to a found 3/8" iron rod in the north line of a 20 feet wide alley; Thence along the north line of said alley, South 60 degrees 00 minutes 12 seconds West, a distance of 75.00 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" located in the east right-of-way line of College street; Thence along the East right-of-way line of College Street, North 30 degrees 14 minutes 34 seconds West, a distance of 140.00 feet to the point of beginning, containing 0.24 acre of land.

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

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

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

**Date of Sale:** MAY 5, 2026

**Property County:** FALLS

**Original Trustee:** TINA SORUM

**Recorded on:** April 17, 2024  
**As Clerk's File No.:** 00016497  
**Mortgage Servicer:**

**Substitute Trustee:**  
Authorized Agent of Auction.com, LLC as  
Substitute Trustee, Enrique Florez, Pete Florez,

FILED  
APR 17 10:00 AM

MAR 12 2026

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

LAKEVIEW LOAN SERVICING, LLC

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, Enrique Florez, Pete Florez, 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, MAY 5, 2026** 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 Falls County Courthouse, 125 Bridge Street, Marlin, TX 76661 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, 3/10/26

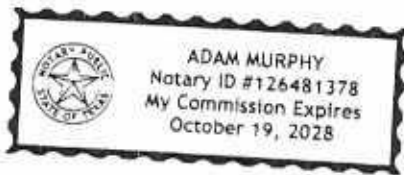
MARINOSCI LAW GROUP, P.C.

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 10 day of MAR 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)



[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. 26-00006

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