

Our Case Number: 24-04024-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 30, 2015, ARTHUR PEOPLES, JR. AND MARY JANE PEOPLES, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to HEATHER MARCHLINSKI, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201512262 in the DEED OF TRUST OR REAL PROPERTY RECORDS OF VICTORIA COUNTY, TEXAS; and

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

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 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at Victoria County Courthouse, 115 N. Bridge Street, Victoria, TX 77901 in **VICTORIA COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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.

Said Real Estate is described as follows: BEING LOT NUMBER TWENTY-EIGHT (28), IN BLOCK NUMBER ONE (1), OF RIATA, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, AT PAGE 111 C & D OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address: 307 RIATA, VICTORIA, TX 77901
Mortgage Servicer: NATIONSTAR
Noteholder: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 above referenced loan.

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 this 23 day of Dec, 2024

Jo Woolsey, Bob Frisch, Arnold Mendoza,
Sandra Mendoza, Jodi Steen, Janice Stoner,
John Sisk, Amy Ortiz, Aleena Litton, Daniel
McQuade, Vanna Ho, Auction.com, Adolfo
Rodriguez, Alexis Mendoza, Bill Larew, Leslye
Evans, Sarah Mays, Susan Sandoval, Marinosci
Law Group PC

FILED

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Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300