



Our Case No. 22-00581-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LUBBOCK

Deed of Trust Date:
February 8, 2013

Property address:
1016 FARM 41
LUBBOCK, TX 79423

Grantor(s)/Mortgagor(s):
JOSEPH CODY SCHOVAJSA AND LACYE ANN
SCHOVAJSA

LEGAL DESCRIPTION: FIELD NOTES on a 5.002 Acre Tract out of the tract described in Volume 6124, Page 152, Lubbock County Deed Records and out of Section 102, Block 20, Lubbock County, Texas, Also Known as Lot 3 of the Mortensen Tracts of Section 102, Block 20 being further described by metes and bounds as follows: BEGINNING at a found 1/2" iron rod for the Southeast corner of this tract whence a found railroad spike for the Southeast corner of Section 102, Block 20 bears S 01°40'21" E ((Texas North Central Zone Bearing Basis))(Called South)), 49.87 feet (Called 50.0 feet) and S 88°19'39" E (Called N 89°59'30" E), 687.48 feet (Called 687.5 feet); THENCE N 88°19'17" W (Called S 89°59'30" W), with the North Right of Way line of F.M. 41, a distance of 316.53 feet (Called 316.5 feet) to a found 1/2" iron rod for the Southwest corner of this tract; THENCE N 01°41'10" E (Called North), with the East line of the tract described in Volume 6255, Page 127, Lubbock County Real Property Records, 688.36 feet (Called 688.4 feet) to a found rod with red cap (Smith) for the Northwest corner of this tract; THENCE S 88°20'20" E (Called N 89°59'30" E), 316.52 feet (Called 316.5 feet) to a found rod with red cap (Smith) for the Northeast corner of this tract; THENCE S 01°41'07" W (Called South), 688.45 feet (Called 688.4 feet) to the Place of Beginning and containing 5.002 Acres including any Right of Way.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
THE MONEY SOURCE INC.

Date of Sale: SEPTEMBER 6, 2022

Property County: LUBBOCK

Original Trustee: STEVE HOMES LAW FIRM, P.C.

Recorded on: February 8, 2013
As Clerk's File No.: 2013005467
Mortgage Servicer:
THE MONEY SOURCE INC.

Substitute Trustee:
Bobby Fletcher, David Ray, Clay Golden, Doak Lambert,
Jonathan Schendel, Angie Uselton, Charles Green, Lisa
Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub,
Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena
Litton, Auction.com, Terry Browder, Laura Browder, Jamie
Osborne, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(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 Bobby Fletcher, David Ray, Clay Golden, Doak Lambert, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers,

Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, 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, **SEPTEMBER 6, 2022** 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 Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 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.

THE MONEY SOURCE INC., 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

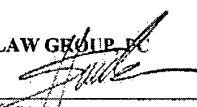
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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, June 24 2022



THE STATE OF TEXAS
COUNTY OF DALLAS

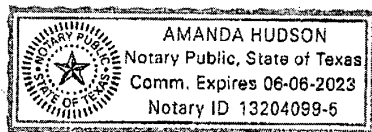
MARINOSCI LAW GROUP PC

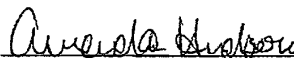
By: 
SAMMY HOODA
MANAGING ATTORNEY

Before me, Amanda Hudson, the undersigned officer, on this, the 24th day of June 2022, 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: 6-6-2023
Amanda Hudson
Printed Name and Notary Public

Grantor: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET, SUITE #100A
MERIDEN, CT 06450
Our File No. 22-00581

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
08/28/2022 09:54 AM
FEE: \$3.00
2022031457