

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF ERATH

Deed of Trust Date:
APRIL 30, 2014

Property address:
716 HURST ST
DUBLIN, TX 76446

Grantor(s)/Mortgagor(s):
CLINTON DEAN, AN UNMARRIED MAN

LEGAL DESCRIPTION:
LOT 22 AND LOT 23, BLOCK 1, CLINTON HEIGHTS
ADDITION TO THE CITY OF DUBLIN, ERATH COUNTY,
TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF
RECORDED IN VOLUME 178, PAGE 114-A, DEED
RECORDS, ERATH COUNTY, TEXAS, AND AS SHOWN
ON KING'S 1955 MAP OF DUBLIN, BEING THAT SAME
TRACT OF LAND DESCRIBED IN A DEED TO BYRON
LEWIS WARREN, ET UX RECORDED IN VOLUME 932,
PAGE 504, OFFICIAL PUBLIC RECORDS, ERATH
COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR RANLIFE,
INC.

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 08/02/2016

Recorded on: MAY 1, 2014

Original Trustee: BLACK, MANN & GRAHAM, L.L.P.

Property County: ERATH
As Clerk's File No.: 2014-02340

Substitute Trustee: GUY WIGGS, BRENDA WIGGS,
DENISE BOERNER, DONNA STOCKMAN, DAVID
STOCKMAN, TIM LEWIS, LORI MCCARTY, JUANITA
COX, JIMMY CARROLL BREWER, STEPHEN
RAWLINGS, DIASHA PERKINS, JASON BREWER,
AURORA CAMPOS, RAMIRO CUEVAS, AARTI PATEL,
FREDERICK BRITTON

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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 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 GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, AARTI PATEL, FREDERICK BRITTON, 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:

POSTED

_____ A.M. 2:05 P.M.

JUL 11 2016

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By _____ CW Deputy

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday AUGUST 2, 2016 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 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.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee 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, July 5, 2016

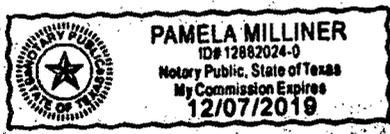
MARINOSCI LAW GROUP, PC

By: [Signature]
KYLE HAUSMANN
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 5th day of July, 2016, (insert name of notary) personally appeared KYLE HAUSMANN, known to me, who identified herself/himself to be the MANAGING PARALEGAL 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: 12/7/19
Pamela Milliner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 16-06939

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