

A
RTS - 276
Our Case No. 17-16581-FC-5

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF ERATH

Deed of Trust Date:
July 11, 2012

Property address:
1450 W. LINGLEVILLE ROAD
STEPHENVILLE, TX 76401

Grantor(s)/Mortgagor(s):
STEPHANIE WILLIAMS, A SINGLE PERSON

LEGAL DESCRIPTION: All that certain 0.26 acre tract of land, being the northerly portion of Lot 2, Block 6 of the Tarleton Heights Addition to the City of Stephenville, Erath County, Texas, as shown on King's 1956 Map of the City of Stephenville, Texas, Adoption thereof recorded in Volume 381, page 105 of the Deed Records of Erath County, Texas, and being described in deed from Larry Keith Rives to Erath Capital Investments, LLC, dated June 16, 2008, and recorded in Volume 1387, page 552 of the Deed Records of Erath County, Texas, and described as follows:

BEGINNING at a 3/8 iron rod found in the south right of way of F.M. Highway No. 8, at the northeast corner of the Lot 2, for the northeast corner of this tract;

THENCE S 30° 26' 48" E, along the east line of Lot 2, 140.31' to the northeast corner of a 0.299 acre tract save and excepted in said Erath Capital deed, for the southeast corner of this tract, from which a 2" chain link pipe post bears S 65° 52' 54" W, 0.33';

THENCE S 60° 03' 56" W, along the north line of the said 0.299 acre tract, 79.59' to the northwest corner of the said 0.299 acre tract, for the southwest corner of this tract, from which a 2" chain link pipe post bears N 33° 25' 26" E, 0.84';

THENCE N 30° 26' 44" W, along the west line of Lot 2, 139.36' to the northwest corner of Lot 2, for the northwest corner of this tract in the center of a wood power pole;

THENCE N 59° 23' 03" E, along the north line of Lot 2, at 15.07' pass a TxDOT brass capped monument, a total distance of 79.58' to the point of beginning and containing 0.26 acres of land.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
FIRST NATIONAL BANK OF GRANBURY ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JUNE 7, 2022

Property County: ERATH

Original Trustee: JOHN R. COX

Recorded on: July 13, 2012
As Clerk's File No.: 2012-03883
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Guy Wiggs, Donna Stockman, Brenda Wiggs, David
Stockman, Michelle Schwartz, Kathy Arrington, Janet
Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno,
Auction.com, Marinosci Law Group PC

POSTED

10:50 A.M. _____ P.M.

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

APR 14 2022

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By _____ *GW* Deputy

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 Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Auction.com, 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, JUNE 7, 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 Erath County Courthouse, 100 West Washington, Stephenville, TX 76401 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.

PENNYMAC LOAN SERVICES, 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, March 13th 2022

MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

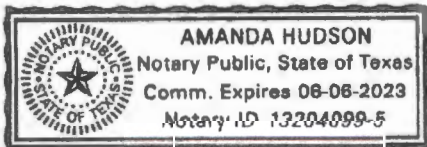
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 13th day of March 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)

[Signature]
Notary Public for the State of TEXAS



My Commission Expires: 6-6-2023
Amanda Hudson
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 17-16581

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