

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 16th DAY OF Aug, 2021

Our File No. 20-04300

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

THE STATE OF TEXAS
COUNTY OF LAMAR

Deed of Trust Date:
August 20, 2007

Property address:
94 COUNTY ROAD 44090
POWDERLY, TX 75473

Grantor(s)/Mortgagor(s):
THADIUS J. JONES, A SINGLE MAN

LEGAL DESCRIPTION: All that certain tract or parcel of land situated about 10.6 miles North 11° East from the City of Paris and in the Town of Powderly, in Lamar County, Texas; part of the S. M. Fulton Survey, Abstract No. 329, and being a part of Block 2 of the Lenoir Addition (now known as Powderly), as shown on the recorded plat of said Addition in Volume 52, Page 447, of the Deed Records of Lamar County, and also being all of the tract of land described in a Deed to the Secretary of Veteran Affairs, and recorded in Volume 1864, Page 135, of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:

Beginning at a 1/2" iron pin (set) for a corner in the East Line of Fitzhugh Avenue (aka County Road 44090), same being the Southwest corner of said 0.684 acre tract, and same also being the Northwest corner of a called 0.71 acre tract of land described in a Deed to Justin W. Watson, and recorded in Volume 1185, Page 3, of the Real Property Records of Lamar County;

Thence N 16° 26' 26" E along the West Line of said 0.684 acre tract and along the East Line of said Avenue, a distance of 104.840', to a 1/2" iron pin (found) for a corner, same being the Northwest corner of said 0.684 acre tract and same also being the Southwest corner of a called 0.81 acre tract of land described in a Deed to Bill Harris, and recorded in Volume 569, Page 817, of the Deed Records of Lamar County;

Thence S 76° 07' 41" E along the North Line of said 0.684 acre tract and along the South Line of said 0.81 acre tract, a distance of 294.382', to a 1/2" iron pin (found) for a corner in the West Line of a called 1.347 acre tract of land described in a Deed to Rita Faye Muegee, and recorded in Volume 1000, Page 3, of the Real Property Records of Lamar County, same being the Northeast corner of said 0.684 acre tract, and same also being the Southeast corner of said 0.81 acre tract;

Thence S 16° 55' 52" W along the East Line of said 0.684 acre tract and along the West Line of said 1.347 acre tract, a distance of 98.224', to a 1/2" iron pin (found) for a corner, same being the Southeast corner of said 0.684 acre tract, and same also being the Northeast corner of said 0.71 acre tract;

Thence N 77° 25' 29" W along the South Line of said 0.684 acre tract and along the North Line of said 0.71 acre tract, a distance of 293.914', to the Place of Beginning and containing 0.684 acre of land.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR WR STARKEY MORTGAGE,
L.L.P

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: OCTOBER 5, 2021

Property County: LAMAR

Original Trustee: W.R. STARKEY, JR.

Recorded on: September 10, 2007
As Clerk's File No.: 00052547
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee: ROBERT LA MONT, DAVID SIMS,
HARRIETT FLETCHER, ALLAN JOHNSTON, RONNIE
HUBBARD

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 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 ROBERT LA MONT, DAVID SIMS, HARRIETT FLETCHER, ALLAN JOHNSTON, RONNIE HUBBARD, 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, **OCTOBER 5, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** 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 119 N. Main St, Paris, Tx 75460 - or in the area designated by the commissioners court. 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 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, August 11, 2021

MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

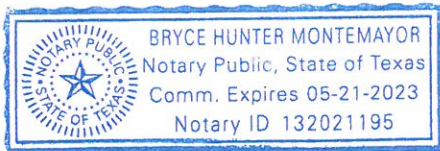
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor, the undersigned officer, on this, the 11 day of August 2021, 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: 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 20-04300

[Signature]

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