

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 1st DAY OF May, 2025

Our Case No. 25-02375-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LAMAR

Deed of Trust Date:
September 16, 2022

Property address:
136 COUNTY RD 44480
PARIS, TX 75462

Grantor(s)/Mortgagor(s):
CALVIN CLAISER AND KEIKO CLAISER, HUSBAND
AND WIFE

LEGAL DESCRIPTION: All that certain tract or parcel of land situated approx. 11.1 miles North 48.6° East from the City of Paris, in Lamar County, Texas; part or the John Davis Survey, Abstract No. 254, same being a part of the called 19.433 acre tract of land described in a Deed to Timothy A. Johnson, et al., and recorded in Document 073762-2009 of the Official Public Records of Lamar County, and being more particularly described as follows, to wit:
Beginning at a 1/2" iron pin (found) for a corner in a Northeast Line of County Road 44480, same being in a Southwest Line of said 19.433 acre tract;
Thence N 67° 10' 45" E over said 19.433 acre tract, a distance of 232.890', to a 1/2" iron pin (found) for a corner within said 19.433 acre tract;
Thence S 46° 09' 59" E over said 19.433 acre tract, a distance of 178.981', to a 1/2" rebar (set) for a corner within said 19.433 acre tract;
Thence S 50° 32' 59" W over said 19.433 acre tract, a distance of 284.381', to a 1/2" rebar (set) For a corner in a Northeast Line of said County Road, and same being in a Southwest Line of said 19.433 acre tract;
Thence N 30° 05' 14" W with a Northeast Line of said County Road and with a Southwest Line of said 19.433 acre tract, a distance of 247.701', to the Place of Beginning and containing 1.24 acres of land.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JUNE 3, 2025

Property County: LAMAR

Original Trustee: GREGORY S. GRAHAM

Recorded on: September 19, 2022
As Clerk's File No.: 197787-2022
Re-Recorded on: September 21, 2022
As Clerk's File No.: 197959-2022
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont,
Sharon St. Pierre, Margaret Rosanne Kayl, Marinosci Law
Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300



4847143

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 Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, 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 3, 2025** 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 Lamar County Courthouse, 119 North Main, Paris, TX 75460 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, 4/28/25

MARINOSCI LAW GROUP, P.C.

By: 
SAMMY HOODA
MANAGING ATTORNEY

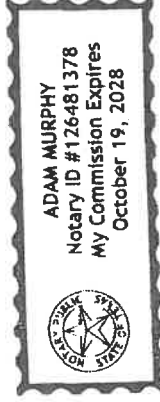
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 28 day of April, 2025, 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: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 25-02375

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001