

Our Case No. 16-19871-FC-3

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LAMAR

Deed of Trust Date:
October 21, 2015

Property address:
2685 W SHERMAN ST
PARIS, TX 75460

Grantor(s)/Mortgagor(s):
JAVIER GONZALEZ, AND NELLIE MITCHELL,
HUSBAND AND WIFE

LEGAL DESCRIPTION: All that certain tract or parcel of land situated within the Corporate Limits of the City of Paris, in Lamar County, Texas; part of the Asa Jarman Survey, Abstract No. 479, and being part of Lot 1, Lot 2, and Lot 3 in Block C of Porter's Second Addition, as shown on the recorded Plat of said Addition in Book 104, Page 482, of the Deed Records of Lamar County, and also being all of the tract of land described in a Deed to Irma O. Welch, and recorded in Volume 1609, Page 110, 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 City Block 328, same being in the South Line of West Sherman Street, and same also being the Northwest corner of said Lot 1 of said Addition;
Thence S 90° 00' 00" E along the North Line of said Lot 1 and along the South Line of said W. Sherman Street, a distance of 101.639', to a 1/2" iron pin (set) for a corner, same being the Northeast corner of said Welch tract;
Thence S 00° 00' 00" E across said Lot 1, across said Lot 2, and over said Lot 3, a distance of 126.000', to a 1/2" iron pin (set) for a corner;
Thence S 90° 00' 00" W along the South Line of said Welch tract and over said Lot 3, a distance of 101.639', to a 3/4' iron pin (found) for a corner in the West Line of said City Block 328, same being the Southwest corner of said Welch tract;
Thence N 00° 00' 00" W along the West Line of said Welch tract and along the East Line of said Block 328, a distance of 126.000', to the Place of Beginning and containing 0.294 acre of land.
The bearings recited herein are based upon the Plat call of the West Line of said Block C of said Addition, being North-South. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed June 17, 2008.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
EVERETT FINANCIAL, INC. D/B/A SUPREME
LENDING ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JUNE 7, 2022

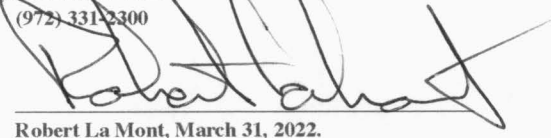
Property County: LAMAR

Original Trustee: SCOTT EVERETT

Recorded on: October 23, 2015
As Clerk's File No.: 128559-2015
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Robert La Mont David Sims, Harriett Fletcher, Allan
Johnston, Ronnie Hubbard, Marinosci Law Group PC,
Sheryl LaMont, Ramiro Cuevas, Aurora Campos, Jonathan
Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher,
Dana Kamin, Lisa Bruno, Auction.com

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



Robert La Mont, March 31, 2022.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 31ST DAY OF March, 2022.

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 Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Sheryl LaMont, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, 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 **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, 3/30/22

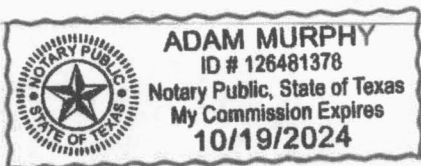
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 30 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)



Notary Public for the State of TEXAS
My Commission Expires: 10-19-24
Adam Murphy
Printed Name and Notary Public