

017-0022FC

LF No. 17-06081

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

FILED FOR RECORD

2017 AUG 14 AM 11 32

THE STATE OF TEXAS  
COUNTY OF **SHELBY**

JENNIFER L. FOUNTAIN  
COUNTY CLERK

**Deed of Trust Date:**  
FEBRUARY 19, 2014

**Property address:** P. *Jennifer L. Fountain*  
138 ABBY STREET  
CENTER, TX 75935  
DEPUTY

**Grantor(s)/Mortgagor(s):**  
JESSICA CLARK, A SINGLE WOMAN

**LEGAL DESCRIPTION:** BEING ALL THE THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, MORE OR LESS, A PART OF THE A.J. FORBUS SURVEY, A-222 AND THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS AND BEING LOT 23 OF PARKER PLACE ONE ADDITION, AS SHOWN ON MAP AND PLAT RECORDED IN VOL. 1, PAGE 153, PLAT RECORDS OF SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN DEED FROM M. & W. FARMING & LEASING, LLC, TO KENNETH DAVID WILLIAMS AND WIFE, KATHY WILLIAMS, DATED JULY 20, 2010, RECORDED UNDER CLERK FILE NO. 20110008717, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR SFMC, LP  
DBA SERVICE FIRST MORTGAGE COMPANY

**Earliest Time Sale Will Begin:** 1:00 PM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** 09/05/2017

**Recorded on:** FEBRUARY 20, 2014

**Original Trustee:** MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND BELA, LLP

**Property County:** SHELBY  
**As Clerk's File No.:** 2014000678  
**Re-Recorded on:** May 26, 2007  
**As Clerk's File No.:** 2017001844

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C.,  
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,  
SHARON ST. PIERRE, HARRIETT FLETCHER, ALLAN JOHNSTON, RONNIE  
JOHNSTON, RONNIE HUBBARD

**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 MARINOSCI LAW GROUP, P.C., SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, 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, SEPTEMBER 5, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 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 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, August 9, 2017

MARINOSCI LAW GROUP, PC

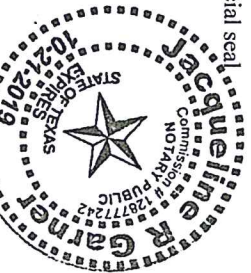
By:   
KAYE HAUSMANN  
MANAGING PARALEGAL (name & title)

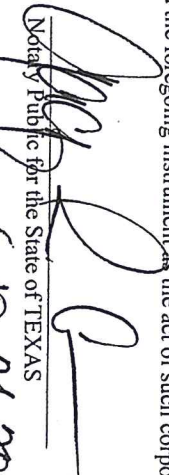
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Staceline R. Garner, the undersigned officer, on this, the 9th day of August, 2017, (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, Staceline R. Garner  
(SEAL)



  
Notary Public for the State of TEXAS  
My Commission Expires 10/21/2019  
Staceline R. Garner

Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 17-06081

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