

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

19 MAR 14 AM 11:03

THE STATE OF TEXAS
COUNTY OF MARION

Deed of Trust Date:
SEPTEMBER 15, 2014

Property address:
199 CAROL ANNE DRIVE
AVINGER, TX 75630
BY WENNE SMITH **CO. CLERK, MARION CO**
[Signature] **DEPUTY**

Grantor(s)/Mortgagor(s):
TAMMY SCOTT, JOINED HEREIN PRO FORMA BY HER
HUSBAND, RANDY SCOTT, JR.

LEGAL DESCRIPTION: ALL THAT CERTAIN 1.18
ACRE TRACT OF LAND SITUATED IN LOTS 9, 10, 11,
20, 21, 22, AND THE WEST 1/2 OF LOTS 12 & 19, BLOCK
4, UNIT 2, WOODLAND SHORES SUBDIVISION, LAKE
O' PINES, S.G. SLAYTON SURVEY, A-356, MARION
COUNTY, TEXAS, AND BEING A TRACT RECORDED IN
VOL. 538, PG. 239 OF THE DEED RECORDS MARION
COUNTY, TEXAS SALD 1.08 ACRE TRACT OF LAND
BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS: (BEARING BASIS PLAT
RECORD: A/147) AND BEING MORE PARTICULARLY
DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR SWBC
MORTGAGE CORPORATION, it successors and assigns

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 05/07/2019

Property County: MARION

Original Trustee: EDWARD KERSHNER

Recorded on: SEPTEMBER 19, 2014
As Clerk's File No.: 2879
Volume: 892
Page: 363

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
MEGHAN BYRNE, ROBERT LAMONT, DAVID SIMS,
HARRIETT FLETCHER, ALLAN JOHNNTON, RONNIE
HUBBARD, SHERYL LAMONT, RAMIRO CUEVAS,
AURORA CAMPOS, JONATHAN HARRISON, SHAWN
SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER,
IRENE LINDSAY, DANA KAMIN, LISA BRUNO,
VANESSA MCHANEY

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., MEGHAN BYRNE,
ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, ALLAN JOHNNTON, RONNIE HUBBARD, SHERYL
LAMONT, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS,
DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, VANESSA MCHANEY, 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 MAY 7, 2019 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 Thomas
Jefferson Park, 114 W. Austin St., Jefferson, TX 75657, 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.

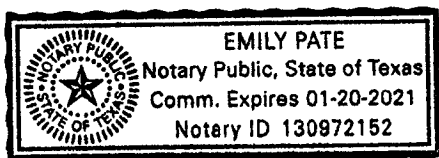
WITNESS MY HAND, 3-8-19

MARINOSCI LAW GROUP, PC
By: Regina Rodriguez
RENEE REYNA/REGINA RODRIGUEZ
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Emily Pate, the undersigned officer, on this, the 8 day of March, 2019,
(insert name of notary)
personally appeared RENEE REYNA/REGINA RODRIGUEZ, 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
(SEAL)



Emily Pate
Notary Public for the State of TEXAS
My Commission Expires: 01-20-2021
Emily Pate
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 16-15471

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

Exhibit "A"

All that certain 1.18 acre tract of land situated in Lots 9, 10, 11, 20, 21, 22, and the West 1/2 of Lots 12 & 19, Block 4, Unit 2, Woodland Shores Subdivision, Lake O' Pines, S.G. Slayton Survey, A-356, Marion County, Texas, and being a tract recorded in Vol. 538, Pg. 239 of the Deed Records Marion County, Texas said 1.08 acre tract of land being more particularly described by metes and bounds as follows: (Bearing Basis: Plat Record: A/147.)

Beginning at: A 1/2" iron pipe found at the intersection of the West line of Summit Drive and the South line of Skyline Drive for the Northeast corner of this tract;

Thence: S 00° 17' 54" W, 209.48 feet with the West line of Summit Drive to a 1/2" iron pipe found at the intersection of the West line of Summit Drive and the North line of Carol Anne Drive for the Southeast corner of this tract;

Thence: N 89° 54' 57" W, 244.76 feet along a common boundary of Lots 19, 20, 21, & 22 and the North line of Carol Anne Drive to a 1/2" iron rod set for the Southwest corner of Lot 22 and this tract, Southeast corner of Lot 23;

Thence: N 00° 17' 54" E, 209.12 feet along a common boundary of Lots 22 & 9 and Lots 23 & 8, to a 1/2" iron rod set in the South line of Skyline Drive for the Northwest corner of this tract and Lot 9, Northeast corner of Lot 8;

Thence: EAST, (Bearing Basis) 244.77 feet along a common boundary of Lots 9, 10, 11 & 12 and the South line Skyline Drive to the Point of Beginning, containing 1.18 acres of land, more or less.

STATE OF, TEXAS COUNTY OF MARION FILED FOR RECORD
I hereby certify that this instrument was filed on
the date and time stamped hereon by me and Sep 19, 2014 03:48P
was duly recorded in the volume and page of the
named records of Marion County, Texas as stamped VICKIE SMITH,
hereon by me. OFFICIAL PUBLIC RECORDS COUNTY CLERK
MARION COUNTY, TEXAS

Sep 19, 2014 03:48P

By:

VICKIE SMITH, COUNTY CLERK
MARION COUNTY, TEXAS

Vickie Smith
~~DEPUTY~~
County Clerk