

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF DUVAL

Accepted for Filing in:
DUVAL COUNTY
On: Jan 21, 2020 at 10:42A
By:
Rosalinda Scales

Deed of Trust Date:
MAY 23, 2017

Property address:
808 EAST HUMBLE STREET
FREER, TX 78367

Grantor(s)/Mortgagor(s):
RENE JAVIER HASETTE AND LACEY BLOSSOM
HENRICHSON, A MARRIED COUPLE

LEGAL DESCRIPTION: THE SURFACE ESTATE ONLY
IN AND TO LOTS THIRTY-ONE (31) AND THIRTY-TWO
(32); BLOCK FOUR (4), SOUTH HILLTOP ADDITION TO
THE CITY OF FREER, DUVAL COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT THEREOF OF RECORD
IN ENVELOPE 58, SIDE 2, MAP RECORDS, DUVAL,
COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS BENEFICIARY AS NOMINEE
FOR PENNYMAC LOAN SERVICES, LLC, its successors
and assigns

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 04/07/2020

Property County: DUVAL

Original Trustee: HEATHER MARCHLINSKI

Recorded on: JUNE 1, 2017
As Clerk's File No.: 2017-17093
Volume: 648
Page: 606

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS
MENDOZA, SUSANA SANDOVAL, LESLYE EVANS, W
D LAREW, BOB FRISCH, JODI STEEN, BARBARA
SANDOVAL, MARTHA BOETA, RAMON PEREZ,
GARRETT SANDERS, MEGAN YSASSI, JOHN SISK,
AMY ORTIZ

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., SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS, W D LAREW, BOB FRISCH, JODI STEEN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YSASSI, JOHN SISK, AMY ORTIZ, 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 APRIL 7, 2020 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 County Courthouse 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 Unites 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, 1/17/2020

MARINOSCI LAW GROUP, PC

By: [Signature]
RENEE REYNA
MANAGING PARALEGAL

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, SCOTT COCKRILL, the undersigned officer, on this, the 17 day of JANUARY, 2020, personally appeared RENEE REYNA, 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)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 12-20-2023

SCOTT COCKRILL
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 19-12990

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