

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

FILED FOR RECORD
2019 AUG -2 PM 12:31
AMY L. VARNELL
CASS COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF CASS

Deed of Trust Date:
MAY 10, 2005

Property address:
1706 PINE VALLEY
QUEEN CITY, TX 75572

Grantor(s)/Mortgagor(s):
REBECCA BECKES, A SINGLE PERSON

LEGAL DESCRIPTION: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS: MAKE: FLEETWOOD / BEACON HILL MODEL: 3443 R WIDTH: 24 LENGTH: 44 SERIAL #: 122840 S/O YEAR: 2005 SAID UNIT(S) ATTACHED TO THE LAND IN A PERMANENT MANNER SO AS TO BE RENDERED AN IMMOVABLE FIXTURE AND AN INTEGRAL PART OF THE SUBJECT PROPERTY.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR BSM FINANCIAL, L.P., DBA BANKSOURCE MORTGAGE, its successors and assigns

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 10/01/2019

Property County: CASS

Original Trustee: G. TOMMY BASTIAN

Recorded on: AUGUST 15, 2005
As Clerk's File No.: 40176

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

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., ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, ALLAN JOHNSTON, RONNIE HUBBARD, SHERYL LAMONT, SHARON ST. PIERRE 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 OCTOBER 1, 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 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 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, 7/30/19

MARINOSCI LAW GROUP, PC

By: [Signature]
RENEE REYNA/AISHA HUCKLEBERRY
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, BRYCE HUNTER MONTEMAYOR, the undersigned officer, on this, the 30 day of July, 2019, personally appeared ^{gm}RENEE REYNA/AISHA HUCKLEBERRY, 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: 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 19-06603

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

DESCRIPTION OF PROPERTY

All that certain two (2) acres of land, more or less, lying and situated in the E. R. Patterson Survey, Abstract No. 854, in Cass County, Texas, being a part of the original Gerald A. Beaver 231 acre tract described in a Deed dated March 25, 1910, and recorded in Volume 250, Page 139, of the Deed Records of Cass County, Texas, said two acres also known as Lot No. 1 of the Pine Wilderness Addition Number One as surveyed and platted by A. M. Scofield, Jr., under date July 22, 1978, said two acres being further described as follows:

BEGINNING at an iron pin set East 611.11 feet and South 69.78 feet from the Northwest corner of said E. R. Patterson Survey,

THENCE - North 78° 22' East, 306.15 feet to an iron pin for the Northeast corner of this tract,

THENCE - South 00° 15' 22" East, 120.58 feet to an iron pin for the Southeast corner of this tract,

THENCE - South 89° 44' 38" West 300.14 feet to a point in the East line of West Pine Drive,

THENCE - North 00° 15' 22" West with the East line of West Pine Drive, 260.07 feet to the POINT OF BEGINNING. The above described property being surveyed by Richard V. Hall, Jr. contains 2.00 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jamie Mitchell

August 19, 2005 12:07:00

43176

PER 940 04

Jamie Mitchell County Clerk
Cass County TEXAS