

LF No. 16-19871

FILED FOR RECORD  
LAMAR COUNTY, TEX.

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

1:50 PM 2:30  
RUTH GISSON  
COUNTY CLERK

THE STATE OF TEXAS  
COUNTY OF LAMAR

BY \_\_\_\_\_ DEPUTY

**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 IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC., D/B/A SUPREME LENDING

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

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

**Date of Sale:** 03/07/2017

**Recorded on:** OCTOBER 23, 2015

**Original Trustee:** SCOTT EVERETT

**Property County:** LAMAR  
**As Clerk's File No.:** 128559-2015

**Substitute Trustee:** ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, ALLAN JOHNSTON

**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 ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, ALLAN JOHNSTON, 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 MARCH 7, 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, February 1, 2017

MARINOSCI LAW GROUP, PC

By: [Signature]  
KYLE HAUSMANN  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Jacqueline R. Garner, the undersigned officer, on this, the 1st day of February, 2017, 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 (SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires 10-21-2019  
Jacqueline R. Garner  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 16-19871

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

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 ½" 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 ½" 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 ½" 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 ¾" 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.

June 17, 2008

  
Wendell J. Moore  
Registered Professional  
Land Surveyor No. 5723

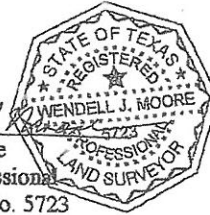


EXHIBIT A