

# APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF LAMAR

**Deed of Trust Date:**  
JANUARY 26, 2016

**Property address:**  
1740 E WASHINGTON ST  
PARIS, TX 75460

**Grantor(s)/Mortgagor(s):**  
TOMMY W. RAMSEY, SINGLE MAN

**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 LARKIN RATTAN SURVEY, ABSTRACT NO. 778, AND BEING ALL OF LOT 2 IN CITY BLOCK NO. 252, AS SHOWN ON THE UNRECORDED PLAT, PAGE 53, OF THE BLOCKS AND ADDITIONS RECORDS OF THE CITY OF PARIS, AND SAME ALSO BEING ALL OF THE CALLED 80' X 191' TRACT OF LAND DESCRIBED IN A DEED TO MAJLE H. JONES, AND RECORDED IN VOLUME 323, PAGE 244, OF THE DEED 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 MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, it successors and assigns

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

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

**Date of Sale:** 06/05/2018

**Property County:** LAMAR

**Original Trustee:** SCOTT R. VALBY

**Recorded on:** JANUARY 27, 2016  
**As Clerk's File No.:** 130571-2016

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C., ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, 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., ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, 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 JUNE 5, 2018 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 at the County Courthouse, designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 4 DAY OF May, 2018

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, 5.9.18

MARINOSCI LAW GROUP, PC

By: Keri Anderson  
TIFFANY KING/KERI HARELSON  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Pamela Milliner the undersigned officer, on this, the 9th day of May, 2018,  
(insert name of notary)  
personally appeared TIFFANY KING/KERI HARELSON,  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)

Pamela Milliner  
Notary Public for the State of TEXAS



My Commission Expires: 12/7/19  
Pamela Milliner  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 17-17155

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 Larkin Rattan Survey, Abstract No. 778, and being all of Lot 2 in City Block No. 252, as shown on the unrecorded Plat, Page 53, of the Blocks and Additions Records of the City of Paris, and same also being all of the called 80' x 191' tract of land described in a Deed to Majle H. Jones, and recorded in Volume 323, Page 244, of the Deed Records of Lamar County, and being more particularly described as follows, to wit:

**Beginning** at a 1/2" iron pin (set) for a corner in a South Line of East Washington Street, same being the Northeast corner of said Lot 2, and same also being the Northwest corner of Lot 3 of said City Block;

**Thence** S 00° 00' 00" E along the East Line of said Lot 2 and along the West Line of said Lot 3, a distance of 191.000', to a 1/2" iron pin (set) for a corner in the North Line of Lot 32 of said City Block, said Lot 32 being a called 151' x 176' tract of land described in a Deed to Jody Bumgardner, and recorded in Volume 1887, Page 314, of the Official Public Records of Lamar County, Texas, same being the Southeast corner of said Lot 2, and same also being the Southwest corner of said Lot 3;

**Thence** S 90° 00' 00" W along the South Line of said Lot 2 and along the North Line of said Lot 32, a distance of 80.000', to a 1/2" iron pin (set) for a corner in the East edge of a 16' wide concrete drainage flume, same being in the North Line of said Lot 32, and same being the Southwest corner of said Lot 2;


**Thence** N 00° 00' 00" W along the West Line of said Lot 2 and with the East edge of said flume, a distance of 191.000', to a point for a corner, from which an "x" in an 8" concrete headwall, bears N 00° 00' 00" W, 6.000', said point being in a South Line of said East Washington Street, and same also being the Northwest corner of said Lot 2;

**Thence** N 90° 00' 00" E along the North Line of said Lot 2 and along a South Line of said East Washington Street, a distance of 80.000', to the *Place of Beginning* and containing 0.610 acre of land.

According to the Lamar County, Texas, Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, Map No. 48277C0320C, effective date of August 16, 2011, all of the above described tract of land appears to lie within the limits of the 100 year flood plain.

The bearings recited herein are based upon the Deed call of the East Line of said Lot 2 tract, being North - South. This description was prepared from an actual survey made on the ground and under my supervision, with field notes completed December 18, 2015.

December 18, 2015

  
Wendell J. Moore  
Registered Professional  
Land Surveyor No. 5723

