

LF No. 15-14481

FILED FOR RECORD

1:00 pm

SEP 21 2017

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

Darla Stappard
DAWSON COUNTY CLERK

#174

THE STATE OF TEXAS
COUNTY OF DAWSON

Deed of Trust Date:
OCTOBER 25, 2012

Property address:
709 NORTH 21ST STREET
LAMESA, TX 79331

Grantor(s)/Mortgagor(s):
RICHARD ASLIN AND EUGENA LYNN ASLIN
HUSBAND AND WIFE

LEGAL DESCRIPTION: THE EAST 57 FEET OF LOT 8
AND THE WEST 30 FEET OF LOT 9, BLOCK 32 OF THE
ROSE HEIGHTS ADDITION TO THE TOWN OF LAMESA,
DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED
IN VOLUME I, PAGE 113 OF THE PLAT RECORDS,
DAWSON COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR ENVOY
MORTGAGE, LTD

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 11/07/2017

Recorded on: OCTOBER 25, 2012

Original Trustee: DAVID J. ZUGHERI

Property County: DAWSON
As Clerk's File No.: 3974
Volume: 693
Page: 465

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
SHELLEY NAIL, DONNA TROUT, JOHNIE EADS,
KRISTINA MCCRARY

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., SHELLEY NAIL, DONNA TROUT, JOHNIE EADS, KRISTINA MCCRARY, 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 NOVEMBER 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, September 15, 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 15th day of September, 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. 15-14481

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

FILED FOR RECORD this the 21st day of September, 2017 at 1:00 P.M.
RECORDED this the 21st day of September, 2017.
DARLA SHEPPARD, COUNTY CLERK
DAWSON COUNTY, TEXAS

[Signature]
DEPUTY