

Our File Number: 19-03779

Name: DANIEL LLOYD TOBIN, JOINED HEREIN PRO FORMA BY HIS SPOUSE, CARRIE KENDRA KING TOBIN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 31, 2016, DANIEL LLOYD TOBIN, JOINED HEREIN PRO FORMA BY HIS SPOUSE, CARRIE KENDRA KING TOBIN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2016-00005434, in Book 1544, at Page 778, in the DEED OF TRUST OR REAL PROPERTY records of **HOWARD COUNTY, TEXAS**; and

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 6, 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, I will sell said Real Estate at the County Courthouse in **HOWARD COUNTY, TEXAS** to the highest bidder for cash. 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.

Said Real Estate is described as follows:

BEING A 8.23 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE N/2 OF SECTION 1, BLOCK 32, T-1-S, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

Property Address: 1216 WILSON RD
BIG SPRING, TX 79720
Mortgage Servicer: PENNYMAC LOAN SERVICES, LLC
Noteholder: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 above referenced loan.

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 this 26 day of June, 2019.

Shelley Nail, Kristina McCrary, Cassie Martin, Patrick Zwiers, Vanessa McHaney, Kristie Alvarez, Donna Trout, Kristopher Holub, Ramiro Cuevas, Shawn Schiller, Charles Green, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

2019 JUN 28 PM 1:00

COUNTY CLERK
BY DEPUTY

Exhibit "A"

SURFACE ESTATE ONLY

BEING a 8.23 acre tract of a land, more or less, out of the N/2 of Section 1, Block 32, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a 120d nail found in the centerline of a 60.0' wide County Road (Wilson Road), and the East line of Section 1, Block 32, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, for the NE corner of this tract; from whence the NE corner of said Section 1 bears N. 15° 08' W. 1442.8'

THENCE S. 15° 08' E. with the centerline of said Wilson Road and the East line of said Section 1, 490.0' to a nail found for the NE corner of a 5.0' acre tract and the SE corner of this tract

THENCE S. 67° 18' 21" W. at 30.25' pass a 1/2" I.P. found in the West Right-Of-Way line of said Wilson Road, 678.89' in all to a 1/2" I.R. found for the NW corner of said 5.0 acre tract and the SW corner of this tract

THENCE N. 15° 08' W. 576.0' to a 1/2" I.P. found for the NW corner of this tract

THENCE N. 74° 35' E. at 643.0' pass a 1" L.P. in the West Right-Of-Way line of said Wilson Road, 673.0' in all to the PLACE OF BEGINNING.