

25TX267-0293
1016 FANNIN STREET, BRENHAM, TX 77833

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 14, BLOCK 3, OF LIBERTY VILLAGE SUBDIVISION, A SUBDIVISION IN WASHINGTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET FILE NOS. 746B, 747A, AND 747B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated March 17, 2022 and recorded on March 18, 2022 Book 1829 Page 413 in the real property records of WASHINGTON County, Texas, which contains a power of sale.

Sale Information: July 01, 2025, at 1:00 PM, or not later than three hours thereafter, at the south entrance of the Washington County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by AMANDA ELINOR GOLDSTEIN AND JENNIFER PAJE NELSON GOLDSTEIN secures the repayment of a Note dated March 17, 2022 in the amount of \$316,096.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED AND RECORDED
2025 MAY 15 AM 10:14
WASHINGTON COUNTY CLERK

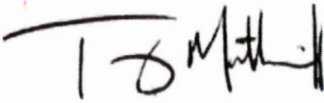


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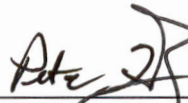
Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Florence Rosas, Enrique Florez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, Donna King, Sheila Horak, Robin Johnson, Debby Jurasek, Dustin George

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.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Florence Rosas, Enrique Florez, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, Donna King, Sheila Horak, Robin Johnson, Debby Jurasek, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 15 day of May, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WASHINGTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Our Case No. 21-03374-FC-2

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

THE STATE OF TEXAS
COUNTY OF WASHINGTON

Deed of Trust Date:
July 27, 2020

Property address:
2208 RINDLE CT
BRENHAM, TX 77833-0000

FILED AND RECORDED
2025 JUN -3 PM 3:06
WASHINGTON COUNTY CLERK

Grantor(s)/Mortgagor(s):
CLYDE R. AVERITT, AN UNMARRIED MAN

LEGAL DESCRIPTION: All that certain tract or parcel of land, lying and being situated in the City of Brenham in Washington County, Texas, being Lot Eighteen (18), Block Four (4) of the Ralston Creek Estates, Phase 2, as shown on plat filed in Plat Cabinet File No. 642B and 643A Plat Records of Washington County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEM,
INC ("MERS"), AS NOMINEE FOR PENNYMAC LOAN
SERVICES, LLC., IT'S SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JULY 1, 2025

Property County: WASHINGTON

Original Trustee: HEATHER MARCHLINSKI

Recorded on: August 12, 2020
As Clerk's File No.: 4417
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Enrique Florez, Pete Florez, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 and/or Mortgage Servicer 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 Enrique Florez, Pete Florez, Marinosci Law Group PC, 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, JULY 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 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 Washington County Courthouse, 100 E. Main, Brenham, TX 77833 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 and/or Mortgage Servicer 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, 6/2/25

MARINOSCI LAW GROUP, P.C.

By: _____

SAMMY HOODA
MANAGING ATTORNEY

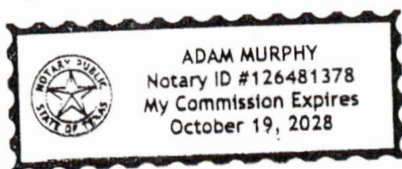
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 2 day of JUNE 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY 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)



Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 21-03374

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001