

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

FILED FOR RECORD
2019 JAN 31 AM 8:46

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

Deed of Trust Date:
OCTOBER 31, 2016

Property address:
352 VZ COUNTY ROAD 2162
CANTON, TX 75103

BY _____ DEP.

Grantor(s)/Mortgagor(s):
JERI GOSWICK, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: LOT 19, SUNSET TRAILS
PHASE 2, VAN ZANDT COUNTY, TEXAS, ACCORDING
TO THE MAP/PLAT RECORDED IN SLIDE
261A, MAP/PLAT RECORDS, VAN ZANDT COUNTY,
TEXAS.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 04/02/2019

Property County: VAN ZANDT

Original Trustee: SCOTT EVERETT

Recorded on: NOVEMBER 2, 2016
As Clerk's File No.: 2016-009512

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN
HARRISON, SHAWN SCHILLER, PATRICK ZWIERS,
DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN,
LISA BRUNO, RONDA TYLER, MERYL OLSEN, RANDY
DANIEL, CINDY DANIEL, JIM O'BRYANT, VANESSA
MCHANEY

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., RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, VANESSA MCHANEY, 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 APRIL 2, 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. 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.



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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, January 28, 2019

MARINOSCI LAW GROUP, PC

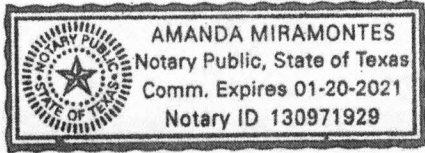
By: Melissa Guerra
MELISSA GUERRA/RENEE REYNA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Miramontes, the undersigned officer, on this, the 28th day of January, 2019,
(insert name of notary)
personally appeared MELISSA GUERRA/RENEE REYNA, 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)

Amanda Miramontes
Notary Public for the State of TEXAS



My Commission Expires: 1/20/21
Amanda Miramontes
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 18-16111

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

