

Our File No. 17-17648

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF COOKE

Deed of Trust Date:
April 29, 2014

Property address:
1018 CR 385
VALLEY VIEW, TX 76272

Grantor(s)/Mortgagor(s):
ZEBULON R. MCDERMAND,
JOINED HEREIN PRO FORMA BY
HIS SPOUSE, SUNNI M.
MCDERMAND

LEGAL DESCRIPTION: All that certain tract or parcel of land situated in the E. Daniel Survey Abstract 299, Cooke County, Texas, being all of a tract described in a Deed from Randall P. Miller and Jessi Lee Miller to Sarah Wren Christy Miller recorded in Volume 1359, Page 733 of the Cooke County Official Public Records, and being more particularly described as follows: Beginning at a found steel pin at the Southwest corner of said tract, common to the Southwest corner of a 72.47 acre tract described in a Deed from Bobby R. Perry, et ux to Randall P. Miller, et ux recorded in volume 1002, Page 763 of said Public Records, in the middle of County Road 385; Thence North 01 degree 05 minutes 39 seconds East, with the West line of said 72.47 acre tract in said County Road 385, a distance of 160.00 feet to a found steel pin at the Northwest corner of said Sarah Miller tract; Thence South 89 degrees 36 minutes 34 seconds East, passing a set steel pin on the East line of said County Road 385, and continuing a distance of 272.39 feet to a found steel pin at the Northeast corner of said Sarah Miller tract; Thence South 01 degrees 02 minutes 23 seconds East, with the East line of said Sarah Miller tract, passing the Northernmost Northwest corner of a 28.284 acre tract described in a Deed from Randall Miller to Robert Lincoln and Kristin Kay Stockton recorded in Volume 1884, Page 57 of said Public Records, and continuing a total distance of 160.29 feet to a found steel pin at an ell corner of said Stockton tract, common to the Southeast corner of said Sarah Miller tract; Thence North 89 degrees 32 minutes 53 seconds West, with the South line of said Sarah Miller tract, common to the South line of said 72.47 acre tract, common to the Westernmost North line of said Stockton tract, continuing and passing a fence corner on the East line of said County Road 385 at the Westernmost Northwest corner of said Stockton tract, continuing a total distance of 272.54 feet to the point of beginning containing 1.00 acre of land, more or less.

Original Mortgagee:
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
SOLELY AS NOMINEE FOR WR
STARKEY MORTGAGE, L.L.P.

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES,
LLC

Date of Sale: APRIL 6, 2021

Property County: COOKE

Original Trustee: ALLAN B. POLUNSKY

Recorded on: September 5, 2014
As Clerk's File No.: 00051228
Mortgage Servicer:
PENNYMAC LOAN SERVICES,
LLC

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, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON,
MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, SHELLEY
ORTOLANI, MARY MANCUSO, FRANCESCA ORTOLANI, MICHELE
HREHA, SUBSTITUTE TRUSTEES

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

FILED FOR RECORD

21 JAN 28 AM 11:33

PAM HARRISON
COUNTY CLERK, COOKE CO. TX



PR DEPUTY

4729465

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, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, SHELLEY ORTOLANI, MARY MANCUSO, FRANCESCA ORTOLANI, MICHELE HREHA, SUBSTITUTE TRUSTEES, 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 6, 2021 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 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 at the County Courthouse 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 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, 25 January 2021

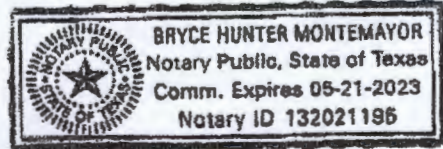
MARINOSCI LAW GROUP, PC
By Christopher K. Baxter
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor, the undersigned officer, on this, the 25 day of January 2021, personally appeared CHRISTOPHER K. BAXTER, 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)



Bryce Hunter Montemayor
Notary Public for the State of TEXAS
My Commission Expires: 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 17-17648

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75234