

BY: *Brucela L. Lopez*

2022 MAR 31 AM 11:27

Our Case No. 22-01486-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**JAMES L. SCHENDEL  
COUNTY DISTRICT CLERK  
OLDHAM COUNTY, TEXASTHE STATE OF TEXAS  
COUNTY OF OLDHAM**Deed of Trust Date:**  
April 3, 2017**Property address:**  
707 HOGG ST  
VEGA, TX 79092**Grantor(s)/Mortgagor(s):**  
STEPHEN M. RONE AND WIFE, PATRICIA RONE**LEGAL DESCRIPTION:** Lots Eight (8), Nine (9) and Ten (10) of Block Twenty -One (21), of the City of Vega, an Addition to the City of Vega, Oldham County, Texas, according to the Second Revised Map of Vega recorded in Volume 1, Page 4, in the Map Records Oldham County, Texas.**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
FIRST MORTGAGE COMPANY, LLC ITS SUCCESSORS  
AND ASSIGNS**Earliest Time Sale Will Begin:** 10:00 AM**Current Mortgagee:**  
THE MONEY SOURCE INC.**Date of Sale:** JUNE 7, 2022**Property County:** OLDHAM**Original Trustee:** JOHN R DOUGLASS**Recorded on:** April 10, 2017  
**As Clerk's File No.:** 5047441  
**Mortgage Servicer:**  
THE MONEY SOURCE INC.**Substitute Trustee:**  
Shannon Heck, Ronnie Heck, Jonathan Schendel, Ramiro  
Cuevas, Charles Green, Auction.com, Jose Bazaldua,  
Antonio Bazaldua, Marinosci Law Group PC**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
14643 Dallas Parkway, suite 750  
Dallas, TX 75254  
(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 Shannon Heck, Ronnie Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com, Jose Bazaldua, Antonio Bazaldua, 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, JUNE 7, 2022 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 at the Oldham County Courthouse, 105 S. Main, Vega, TX 79092 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.

THE MONEY SOURCE INC., 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, March 30<sup>th</sup> 2022

MARINOSCI LAW GROUP PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

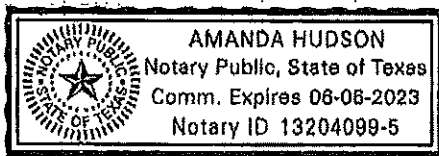
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 30<sup>th</sup> day of March 2022, 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)

[Signature]  
Notary Public for the State of TEXAS

My Commission Expires: 6.6.2023  
Amanda Hudson  
Printed Name and Notary Public



Grantor: THE MONEY SOURCE INC.  
500 SOUTH BROAD STREET, SUITE #100A  
MERIDEN, CT 06450  
Our File No. 22-01486

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