

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 29th DAY OF April, 25.

Our Case No. 25-01618-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LAMAR

Deed of Trust Date:
April 10, 2023

Property address:
2131 HUBBARD ST
PARIS, TX 75460

Grantor(s)/Mortgagor(s):
ROBERTO NETRO, A SINGLE MAN

LEGAL DESCRIPTION: METES AND BOUNDS DESCRIPTION OF
A 0.302-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE W. COX SURVEY, ABSTRACT NO. 164, LAMAR COUNTY TEXAS AND BEING PART OF CITY ASSESSMENT BLOCK NO. 224, SAME BEING ALL THAT TRACT OF LAND SET OUT TO CHRISTOPHER LYNN TAYLOR AND RECORDED IN CLERK FILE NO. 115777-2014, SAID 0.302-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 1-inch iron pipe found at the southeast corner of the said Taylor tract, same being in the north line of Hubbard Street and the line margin of 22nd Street Southeast, and at the southeast corner hereof;

Thence N 90°00'00" W along the north line of said Hubbard Street a distance of 74.56 feet to a 1-inch iron pipe found at the southwest corner of said Taylor tract, same being the southeast corner of the Jack Hugh McAllister and Joann McAllister tract recorded in Volume 1928, Page 148, Deed Records Lamar County, Texas,;

Thence N 01°28'23" W (bearing basis) along the east line of the said McAllister tract a distance of 175.73 feet to a 1/2-inch iron rod found at the northwest corner of the said Taylor tract, same being the northeast corner of the said McAllister tract, and in the south line of the Kandace Nicole Davidson tract recorded in Clerk File No. 160056-2019;

Thence S 89°54'47" E along the south line of the said Davidson tract a distance of 75.37 feet to a 1/2-inch iron rod found at the southeast corner of the said Davidson tract same being the northeast corner of the said Taylor tract and in the west margin of said 22nd Street Southeast;

Thence S 01°12'36" E along the west margin of said 22nd Street Southeast a distance of 175.59 feet to the Point of Beginning having an area of 0.302-acres.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR DRAPER AND KRAMER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JUNE 3, 2025

Property County: LAMAR

Original Trustee: PEIRSONPATTERSON, LLC

Recorded on: April 10, 2023
As Clerk's File No.: 203212-2023
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher, Sheryl LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Richard Paul Carr Jr, Sharon St. Pierre, Margaret Rosanne Kayl, 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



4841340

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 Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher, Sheryl LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Richard Paul Carr Jr, Sharon St. Pierre, Margaret Rosanne Kayl, 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 3, 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 Lamar County Courthouse, 119 North Main, Paris, TX 75460 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, 4/22/25

MARINOSCI LAW GROUP, P.C.

By: 
SAMMY HOODA
MANAGING ATTORNEY

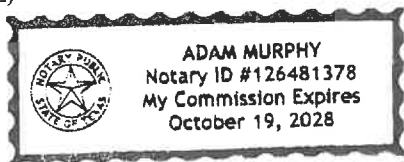
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 22 day of APRIL 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. 25-01618

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