

23044

Our Case No. 22-01857-FC

AUG 23 2023
 AT 2:45 P M
 CARLA KERR
 County Clerk, Mitchell County, Texas
 By Deputy

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

THE STATE OF TEXAS
 COUNTY OF MITCHELL

Deed of Trust Date:
 June 9, 2015

Property address:
 2937 COUNTY RD 139
 COLORADO CITY, TX 79512-0000

Grantor(s)/Mortgagor(s):
 ZACHARY D PFEUFFER, AN UNMARRIED MAN

LEGAL DESCRIPTION: 4.98 acres of land out of Section 28 Block 26, T. & P. RR. Co. Lands, A-896, Mitchell County, Texas, and being the same land as described in deeds recorded in Volume 315 Page 508 and Volume 688 Page 634, Deed Records of Mitchell County, Texas. Beginning at a 1/2" iron pin found in the west line of County Road 139 for the southeast corner of the tract described in Volume 688 Page 634 from which the Southeast corner of Section 28 is called to bear S 10°51'45"E 1886.37' and N 79°08'15"E 20.0'; THENCE S 78°47'48" W a distance of 519.52' to a 1/2" iron pin found for the southwest corner of the tract described in Volume 688 Page 634 and being the southwest corner of this tract; THENCE N 10°53'14" W at 83.79' passing a 3/8" iron pin found for the southwest corner of the tract described in Volume 315 Page 508 and continuing total distance of 417.45' to a 60d nail found for the northwest corner of the tract described in Volume 315 Page 508 for the northwest corner of this tract; THENCE S 10°51'45" E with the west line of the county road passing the southeast corner of the tract described in Volume 315 Page 508 at 333.73' and continuing a total distance of 417.52' to the place of beginning and containing 4.98 acres of land.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
 PENNYMAC LOAN SERVICES, LLC

Date of Sale: NOVEMBER 7, 2023

Property County: MITCHELL

Original Trustee: ALLAN B. POLUNSKY

Recorded on: June 11, 2015
As Clerk's File No.: 15-0744
Mortgage Servicer:
 PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
 Terry Browder, Laura Browder, Jamie Osborne, Marinosci
 Law Group PC

Substitute Trustee Address:
 c/o Marinosci Law Group, PC
 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 Terry Browder, Laura Browder, Jamie Osborne, 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

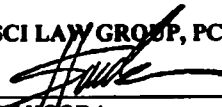
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, NOVEMBER 7, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Mitchell County Courthouse, 349 Oak Street, Colorado City, TX 79512 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.

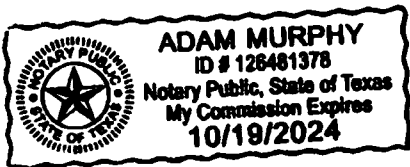
WITNESS MY HAND, 8/22/23

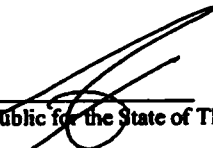
MARINOSCI LAW GROUP, PC
By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 22 day of AUGUST 2023, 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: 10-19-24
ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 22-01857

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