

23011

FEB 28 2023

Our Case No. 21-03609-FC-3

AT 8:00 O'CLOCK A.M.
 CARLA KERN
 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:
 October 3, 2017

Property address:
 1003 E 17TH ST
 COLORADO CITY, TX 79512-0000

Grantor(s)/Mortgagor(s):
 JASON R ESPINOZA, A SINGLE MAN

LEGAL DESCRIPTION: ALL OF LOTS THREE (3) AND THE WEST SEVENTEEN FEET (17') OF LOT FOUR, IN BLOCK ONE, (1), MONTICELLO ADDITION TO THE TOWN OF COLORADO CITY, MITCHELL COUNTY, TEXAS, ACCORDING TO PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 6, PLAT RECORDS OF MITCHELL COUNTY, TEXAS

Original Mortgagee:
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
 INC., AS BENEFICIARY, AS NOMINEE FOR
 MORTGAGE RESEARCH CENTER, LLC DBA
 VETERANS UNITED HOME LOANS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
 PENNYMAC LOAN SERVICES, LLC

Date of Sale: APRIL 4, 2023

Property County: MITCHELL

Original Trustee: SCOTT R. VALBY

Recorded on: October 5, 2017
As Clerk's File No.: 17-1288
Mortgage Servicer:
 PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
 Terry Browder, Laura Browder, Jamie Osborne, Marinosci
 Law Group PC, Marsha Monroe, Jonathan Schendel, Ramiro
 Cuevas, Charles Green, Auction.com

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 Terry Browder, Laura Browder, Jamie Osborne, Marinosci Law Group PC, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com, 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 4, 2023** 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

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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, February 23, 2023

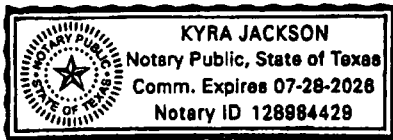
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kyra Jackson, the undersigned officer, on this, the 23 day of February 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)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 7-28-2026
Kyra Jackson
Printed Name and Notary Public