

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

FILED

2019 JUN 10 AM 8:11

THE STATE OF TEXAS
COUNTY OF HOWARD

Deed of Trust Date:
MAY 31, 2016

Property address:
1216 WILSON RD
BIG SPRING, TX 79720

BRETT ATTERKOFF
COUNTY CLERK HOWARD COUNTY

BY DEPUTY

Grantor(s)/Mortgagor(s):
DANIEL LLOYD TOBIN, JOINED HEREIN PRO FORMA
BY HIS SPOUSE, CARRIE KENDRA KING TOBIN

LEGAL DESCRIPTION: BEING A 8.23 ACRE TRACT
OF LAND, MORE OR LESS, OUT OF THE N/2 OF
SECTION 1, BLOCK 32, T-1-S. T. & P. RR. CO. SURVEY,
HOWARD COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS
IN EXHIBIT "A" ATTACHED HERETO:

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR
INTERLINC MORTGAGE SERVICES, LLC, its successors
and assigns

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 07/02/2019

Property County: HOWARD

Original Trustee: ALLAN B. POLUNSKY

Recorded on: JUNE 2, 2016
As Clerk's File No.: 2016-00005434
Volume: 1544
Page: 778

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
SHELLEY NAIL, KRISTINA MCCRARY, DONNA
TROUT, CASSIE MARTIN, CHARLES GREEN, KRISTIE
ALVAREZ, KRISTOPHER HOLUB, RAMIRO CUEVAS,
PATRICK ZWIERS, SHAWN SCHILLER, VANESSA
MCHANEY

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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., SHELLEY NAIL,
KRISTINA MCCRARY, DONNA TROUT, CASSIE MARTIN, CHARLES GREEN, KRISTIE ALVAREZ, KRISTOPHER
HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, VANESSA MCHANEY, 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 JULY 2, 2019 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 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. 6/5/19

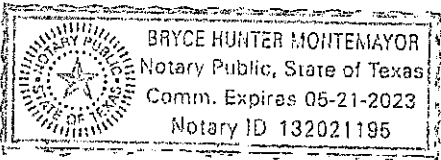
MARINOSCI LAW GROUP, PC

By: [Signature]
RENEE REYNA/AISHA HUCKLEBERRY (D) [Signature]
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor, the undersigned officer, on this, the 5th day of June, 2019, (insert name of notary) BM personally appeared RENEE REYNA/AISHA HUCKLEBERRY, known to me, who identified herself/himself to be the MANAGING PARALEGAL 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 BM
My Commission Expires: 05-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
L.F. No. 19-03779

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

*Posted By
[Signature]
6-10-19*

Exhibit "A"

SURFACE ESTATE ONLY

BEING a 8.23 acre tract of a land, more or less, out of the N/2 of Section 1, Block 32, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a 120d nail found in the centerline of a 60.0' wide County Road (Wilson Road), and the East line of Section 1, Block 32, T-1-S, T. & P. RR. Co. Survey, Howard County, Texas, for the NE corner of this tract; from whence the NE corner of said Section 1 bears N. 15° 08' W. 1442.8'

THENCE S. 15° 08' E. with the centerline of said Wilson Road and the East line of said Section 1, 490.0' to a nail found for the NE corner of a 5.0 acre tract and the SE corner of this tract

THENCE S. 67° 18' 21" W. at 30.25' pass a 1/2" LP. found in the West Right-Of-Way line of said Wilson Road, 678.89' in all to a 1/2" I.R. found for the NW corner of said 5.0 acre tract and the SW corner of this tract

THENCE N. 15° 08' W. 576.0' to a 1/2" LP. found for the NW corner of this tract

THENCE N. 74° 35' E. at 643.0' pass a 1" LP. in the West Right-Of-Way line of said Wilson Road, 673.0' in all to the PLACE OF BEGINNING.