

(5)

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

FILED
AT 1 O'CLOCK P.M.
SEP 18 2019

THE STATE OF TEXAS
COUNTY OF CORYELL

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

Deed of Trust Date:
MAY 15, 2014

Property address:
406 COTTONWOOD DRIVE
COPPERAS COVE, TX 76522

Grantor(s)/Mortgagor(s):
BRIAN MATTHEW JOHNS, AN UNMARRIED PERSON

LEGAL DESCRIPTION: ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN CORYELL COUNTY, TEXAS, OUT OF THE WILLIAM P HARDEMAN SURVEY AND BEING LOT NUMBER FOURTEEN (14) IN BLOCK NUMBER THREE (3), NAUERT ADDITION, SEVENTH EXTENSION TO THE CITY OF COPPERAS COVE, TEXAS. AS SHOWN BY REVISED PLAT THEREOF OF RECORD IN VOLUME 2, PAGE 46, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 11/05/2019

Property County: CORYELL

Original Trustee: EDWARD KERSHNER

Recorded on: MAY 28, 2014
As Clerk's File No.: 272025

Substitute Trustee: MARINOSCI LAW GROUP, P C , DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON

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 , DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, 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 5, 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, 9/11/19

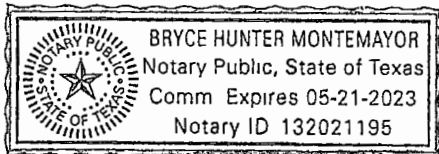
MARINOSCI LAW GROUP PC
By [Signature]
RENEE REYNA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, BRYCE HUNTER MONTEMAYOR, the undersigned officer, on this, the 11 day of September, 2019, personally appeared RENEE REYNA, 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



My Commission Expires 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No 19-08628

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