

Our Case No. 22-01853-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF COMANCHE

Deed of Trust Date:
June 30, 2015

Property address:
1165 N TRAVIS ST
DE LEON, TX 76444-0000

Grantor(s)/Mortgagor(s):
MALINDA MULLINS AND JOHN M. MULLINS, WIFE
AND HUSBAND

LEGAL DESCRIPTION: Legal description of a 1.374 acres tract of land out of Lot 1 and Lot 2 in Block III of Central Addition to the City of DeLeon, Comanche County, Texas; being the same tract deeded to Charla Jones in Volume 962, Page 179 of the Official Public Records of Comanche County, Texas; and being further described by metes and bounds as follows: Beginning at a found 5/8" iron rod with cap (RPLS 5085) in the east line of North Travis Street, in the west line of said Lot 1 and at the southwest corner of a certain 0.459 acre tract deeded to Jimmy Lynn Williams & Glynda Gayle Williams in Volume 904, Page 435 of said Official Public Records for the northwest and beginning corner of this tract. Whence the northwest corner of said Block III approximately bears N. 15 deg. E. 446 feet. Thence leaving said North Travis Street, S. 75 deg. 24 min. 04 sec. E. 297.93 feet to a found 5/8" iron rod with cap (RPLS 5085) at the southeast corner of said 0.459 acre tract for the northeast corner of this tract. Thence S. 15 deg. 07 min. 59 sec. W. 200.22 feet to a found 5/8" iron rod with cap (RPLS 5085) at the northeast corner of a certain 0.382 acre tract deeded to Craig L. Brooks and wife in Volume 917, Page 137 of said Official Public Records for the southeast corner of this tract. Thence N. 75 deg. 43 min. 18 sec. W. 297.29 feet to a found 5/8" iron rod with cap (RPLS 5085) in the east line of said North Travis Street, in the west line of said Lot 2 and at the northwest corner of said 0.3 82 acre tract for the southwest corner of this tract. Thence with the east line of said North Travis Street, N. 14 deg. 56 min. 43 sec. E. 201.88 feet to the place of beginning.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM
ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JUNE 7, 2022

Property County: COMANCHE

Original Trustee: MICHAEL BURNS, ATTORNEY AT
LAW, ANDERSON BURNS AND VELA, LLP

Recorded on: July 7, 2015
As Clerk's File No.: 1334
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Linda J. Reppert, Howard Whitney, Marinosci Law Group
PC, Kristopher Holub, Patrick Zwiers, 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 Linda J. Reppert, Howard Whitney, Marinosci Law Group PC, Kristopher Holub, Patrick Zwiers, 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, JUNE 7, 2022 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 Comanche County Courthouse, 101 West Central, Comanche, TX 76442 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, March 28th 2022

MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

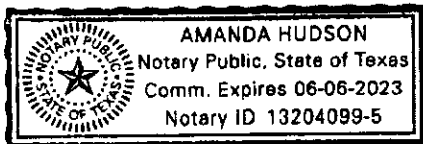
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 28th day of March 2022, 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: 6-6-2023
Amanda Hudson
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 22-01853

Return to: MARINOSCI LAW GROUP, PC
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 100
DALLAS, TX 75254

FILED FOR RECORD
AT 7:40 O'CLOCK P M

MAR 31 2022

[Signature]
Clerk, County Court Comanche Co., Texas