

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

THE STATE OF TEXAS
COUNTY OF JASPER

Deed of Trust Date:
JUNE 11, 2012

Property address:
10413 FM HIGHWAY 1004
BUNA, TX 77612

Grantor(s)/Mortgagor(s):
JUSTIN DANIEL BURNS, AN UNMARRIED PERSON

LEGAL DESCRIPTION: BEING A TRACT OR PARCEL OF LAND CONTAINING 4.822 ACRES OUT OF AND PART OF THE ELISHA MORRIS LEAGUE, ABSTRACT NUMBER 28, JASPER COUNTY, TEXAS AND BEING THAT SAME CALLED 4.89 ACRE TRACT OF LAND CONVEYED TO JAMES COUDRAIN BY DEED RECORDED IN VOLUME 681, PAGE 101 OF THE DEED RECORDS OF SAID JASPER COUNTY, TEXAS AND ALSO BEING THAT SAME TRACT OF LAND DESCRIBED AS TRACT A AND TRACT B CONVEYED TO RAYMOND RUGGLES BY DEED RECORDED IN VOLUME 899, PAGE 473 OF THE DEED RECORD OF SAID JASPER COUNTY, TEXAS, SAID 4.822 ACRE AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 01/02/2019

Recorded on: JUNE 12, 2012

Original Trustee: JONI BAQUERIZO

Property County: JASPER
As Clerk's File No.: 242334
Volume: 939
Page: 513

Substitute Trustee: MARINOSCI LAW GROUP, P.C., MARGIE ALLEN, KYLE BARCLAY, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUGLAS WOODARD, IAN MOSER, RENEE THOMAS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, JAMES DOLENZ

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., MARGIE ALLEN, KYLE BARCLAY, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUGLAS WOODARD, IAN MOSER, RENEE THOMAS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, JAMES DOLENZ, 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 Wednesday, JANUARY 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 in the area of the Courthouse 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, November 8, 2018

MARINOSCI LAW GROUP, PC

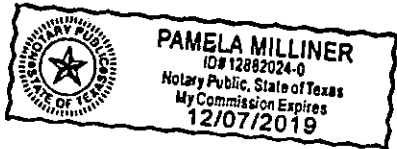
By: Melissa Guerra
MELISSA GUERRA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 8th day of November, 2018,
(insert name of notary)

personally appeared MELISSA GUERRA, 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)



Pamela Milliner
Notary Public for the State of TEXAS

My Commission Expires: 12/7/19
Pamela Milliner

Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 17-06197

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

Dishon Surveying & Drafting, Inc.

Wesley C. Dishon
Registered Professional Land
Surveyor # 5756

1065 Drake Drive
Bridge City, Texas 77611
Ph. (409) 735-2213 Fax (409) 735-2287

METES AND BOUNDS DESCRIPTION

***4.822 Acre Tract Of Land Out Of The Elisha Morris League,
Abstract Number 28, Jasper County, Texas***

Being a tract or parcel of land containing **4.822 acres** out of and part of the Elisha Morris League, Abstract Number 28, Jasper County, Texas and being that same called 4.89 acre tract of land conveyed to James Coudrain by deed recorded in Volume 681, Page 101 of the Deed Records of said Jasper County, Texas and also being that same tract of land described as Tract A and Tract B conveyed to Raymond Ruggles by deed recorded in Volume 899, Page 473 of the Deed Records of said Jasper County, Texas, said **4.822 acre** tract being more particularly described by metes and bounds as follows:

Bearings shown herein are referenced to the East line of the above mentioned Ruggles Tract B as being South 04 deg. 37 min. 06 sec. East.

BEGINNING at a concrete monument found for corner in the East right-of-way line of F. M. Highway 1004 and being the Northwest corner of the above mentioned Coudrain called 4.89 acre tract;

THENCE, **North 86 deg. 46 min. 26 sec. East**, along the North line of said Coudrain called 4.89 acre tract for a distance of **556.13 feet** to a concrete monument found for corner on or near the West margin of County Road 636 and being the Northeast corner of said Coudrain called 4.89 acre tract;

THENCE, **South 04 deg. 37 min. 06 sec. East**, along the approximate West margin of said County Road 636 for a distance of **426.12 feet** to a concrete monument found for corner on or near the South margin of said County Road 636 and being the Southeast corner of said Coudrain called 4.89 acre tract;

THENCE, **North 87 deg. 25 min. 59 sec. West**, along the approximate South margin of said County Road 636, same being the South line of said Coudrain called 4.89 acre tract for a distance of **486.75 feet** to a concrete monument found for corner in the East right-of-way line of said Highway 1004 and being the Southwest corner of said Coudrain called 4.89 acre tract;

EXHIBIT "A"
PAGE 1 OF 2

Dishon Surveying & Drafting, Inc.

Wesley C. Dishon
Registered Professional Land
Surveyor # 5756

1065 Drake Drive
Bridge City, Texas 77611
Ph. (409) 735-2213 Fax (409) 735-2287

THENCE, along the East right-of-way line of said Highway 1004, crossing said County Road 636 with its meanders as follows:

North 20 deg. 08 min. 47 sec. West, for a distance of **99.94 feet** to a 1/2-inch iron rod with cap found for corner;

North 16 deg. 17 min. 26 sec. West, for a distance of **99.90 feet** to a 1/2-inch iron rod with cap found for corner;

North 14 deg. 06 min. 51 sec. West, for a distance of **99.80 feet** to a 1/2-inch iron rod with cap found for corner;

North 10 deg. 58 min. 55 sec. West, for a distance of **86.72 feet** to the **POINT OF BEGINNING** and containing **4.822 acres** of land, more or less.

12-120

Date Surveyed: May 10, 2012



EXHIBIT "A"
PAGE 2 OF 2

STATE OF TEXAS COUNTY OF JASPER
I HEREBY CERTIFY THAT THIS instrument was
filed on the Date and time stamped hereby by me
and was duly Recorded in the Official Public Records
of Jasper County Texas on

JUN 12 2012

FILED FOR RECORD
2012 JUN 12 1 A 8 26

DEBBIE NEWMAN
CLERK, COUNTY COURT
JASPER COUNTY, TEXAS
BY: Bonnie Barron
DEPUTY

242334



DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED DEC 04 2018

By: Cynthia Prister
DEPUTY