

2021-17  
FILED FOR RECORD  
AT 1:26 O'CLOCK P.M.

OCT 15 2021

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY: *[Signature]* DEPUTY

425 N 38TH ST  
CORSICANA, TX 75110

0000009333394

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are 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.**

**1. Date, Time, and Place of Sale.**

Date: January 04, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 21, 2017 and recorded in Document INSTRUMENT NO.. 00001442 real property records of NAVARRO County, Texas, with ROBERT MATTHEW JOHNSTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT MATTHEW JOHNSTON, securing the payment of the indebtednesses in the original principal amount of \$94,261.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

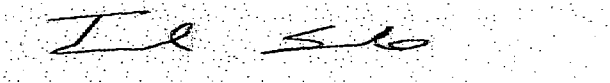


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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON OR RONNIE HUBBARD whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Mollie McCoslin, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-15-2021 I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.



Declarants Name: Mollie McCoslin

Date: 10-15-2021

425 N 38TH ST  
CORSICANA, TX 75110

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NAVARRO

**EXHIBIT "A"**

ALL THAT CERTAIN LOT,TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS BEING LOT 5 IN BLOCK A OF THE PIKE HILL ADDITION TO THE CITY OF CORSICANA, TEXAS AND BEING KNOWN AS LOT 5, BLOCK 808-A ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS.

**TTS- Please Post FRIDAY 10.15.21- Confirm Receipt**

2 messages

Tejas Trustee Support <Support@tejatruster.com>  
To: Mollie McCoslin <molliejmccoslin@gmail.com>

Thu, Oct 14, 2021 at 1:35 PM

Hi Mollie,

Please have the following file posted tomorrow 10.15.21

Sale Date	Trustee-Vendor	Customer	County	Sale Window	Client File #	Party
1.4.22	MOLLIE MCCOSLIN	Barrett Daffin Frappier Turner & Engel	Navarro	1pm	XXX9333394	Robert Johnston

Thank you,

**LIZ SIERRA**  
FORECLOSURE COORDINATOR

**TEJAS ★ TRUSTEE SERVICES**

WHEN IN TEXAS, USE TEJAS

O: 469-208-0401

14800 LANDMARK BLVD., SUITE 850

F: 214-451-6784

DALLAS, TX 75254

WWW.TEJASTRUSTEE.COM

 Navarro XXX9333394.PDF  
80K

Mollie McCoslin <molliejmccoslin@gmail.com>  
To: Tejas Trustee Support <Support@tejatruster.com>

Thu, Oct 14, 2021 at 2:49 PM

Got it.  
[Quoted text hidden]