

2024-081
FILED FOR RECORD
AT 11 O'CLOCK P M.
AUG 29 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Our Case No. 24-02961-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF NAVARRO

Deed of Trust Date:
December 11, 2019

Property address:
501 N FM 2555
CORSICANA, TX 75110

Grantor(s)/Mortgagor(s):
WENDY OBERDICK AND JON OBERDICK, WIFE AND
HUSBAND

LEGAL DESCRIPTION: All that certain lot, tract or parcel of land, located in the Green L. Smith Survey, Abstract Number 758 in Navarro County, Texas, being a part out of a called 19.41 acre tract described in a General Warranty Deed with First and Second Vendor's Lien recorded in Volume 1752, Page 275 of the Official Records of Navarro County, Texas (O.R.N.C.T.), and being described by metes and bounds as follows:
BEGINNING at a found 1/2 inch rod at a chain-link fence corner in the east margin of Farm-To-Market Highway 2555, being the northwest corner of a called 3.50 acre tract described in Instrument Number 2019-00005277 (O.R.N.C.T.), being the southwest corner of said 19.41 acre tract, and the southwest corner of the herein described tract;
THENCE North 08°40'06" West with the east margin of Farm-To-Market Highway 2555, a distance of 726.59 feet to a set 1/2 inch iron rod capped "ANDRESS SURVEYING" in the same, from which a found 5/8 inch iron rod at a fence corner at the northwest corner of said 19.41 acre tract bears North 08°40'06" West, 399.37 feet; THENCE North 58°38'03" East across said 19.41 acre tract, a distance of 706.44 feet to a set 1/2 inch iron rod in a northeasterly line of said 19.41 acre tract, being the southwest line of a called 24.283 acre tract described in Volume 1720, Page 327 (O.R.N.C.T.), from which a found 3/4 inch iron pipe at the north corner said 19.41 acre tract bears North 31°40'35" West, 285.28 feet;
THENCE South 31°40'35" East with a fence and the southwest line of said 24.283 acre tract, a distance of 268.96 feet to a found 1 inch iron bar at a fence corner, being the south corner of said 24.283 acre tract and being a westerly corner of the residue of a called 164.419 acre tract described in Instrument Number 2017-00007090 (O.R.N.C.T.), and being angle corner of this tract;
THENCE South 08°53'45" East with a fence and a westerly line of said 164.419 acre tract, a distance of 746.05 feet to a found T-Post at a fence corner (0.2 feet tall), being an ell corner of said 164.419 acre tract, being the southeast corner of said 19.41 acre tract, and being the southeast corner of this tract;
THENCE South 80°54'40" West with a fence and a northerly line of said 164.419 acre tract, at a distance of 139.89 feet passing a found 1/2 inch iron rod capped "ARTHUR 5933" at the northeast corner of the aforementioned 3.50 acre tract, and continuing with the north line of said 3.50 acre tract a total distance of 759.84 feet to the PLACE OF BEGINNING, containing 15.000 acres of land.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS BENEFICIARY, AS NOMINEE FOR THRIVE
MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: NOVEMBER 5, 2024

Property County: NAVARRO

Original Trustee: BARBARA JONES

Recorded on: December 13, 2019
As Clerk's File No.: 00009948
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee: *Sharon Pierre 8/29/2024*
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers,
Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya
Washington, Kristopher Holub, Meryl Olsen, Misty McMillan,
Tiffney Bruton, Auction.com, David Ray, Ashlee Luna, Lori
Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan
Johnston, Ronnie Hubbard, Mollie McCoslin, David Sims,
Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Useton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin, David Sims, Marinosci Law Group PC, 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, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 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 front steps of the courthouse, located at 300 West 3rd Avenue, Corsicana, Texas 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.

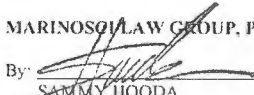
PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement 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. 8/27/24

MARINOSCI LAW GROUP, PC

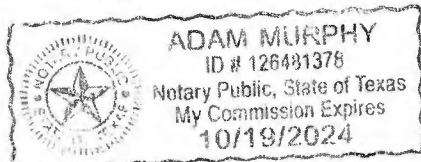
By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 27 day of AUGUST, 2024, 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)



Notary Public for the State of TEXAS

My Commission Expires 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-02961

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road Suite 725
Addison, TX 75001