

FILED  
HOUSTON COUNTY  
COUNTY CLERK

Our Case No. 22-02417-FC

2022 APR 22 AM 1:08

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

TERRI MEADOWS

THE STATE OF TEXAS  
COUNTY OF HOUSTON

**Deed of Trust Date:**  
September 20, 2019

**Property address:**  
218 COUNTY RD 1500  
CROCKETT, TX 75835-0000

**Grantor(s)/Mortgagor(s):**  
MANUEL ANTONIO DEANDA, A SINGLE MAN

**LEGAL DESCRIPTION:** BEING all that certain tract or parcel of land lying situated in Houston County, Texas, out of the P BERMEA SURVEY, ABSTRACT NO. 9 and being all of that certain 1.728 acre tract described in a deed from Joseph P. Moravek, Independent Executor of the Estate of Paul Steve Moravek, Deceased et al to Earl R. Carroll et ux dated June 17, 1992 and recorded in Volume 977 on Page 678 of the Deed Records of Houston County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit: BEGINNING at the South corner of the aforesaid referred to 1.728 acre tract and the West corner of that certain 2.472 acre tract described in a deed from James Franklin Guinn, Jr. et ux to Timothy R. Catoe dated September 22, 2008 and recorded in Document No. 0804897 of the Deed Records of Houston County, Texas, in the Northeast margin of County Road No. 1500 (not known if dedicated), a 2" pipe found for corner witnessed by a 1/2" rod bearing S 32° 33' 24" E 216.73 feet; THENCE N 32° 06' 44" W with the Southwest boundary line of the said 1.728 acre tract and the Northeast margin of County Road No. 1500, at 121.82 feet the West corner of the said 1.728 acre tract and the South corner of that certain 2.0 acre tract described in a deed from Stephen F. Sweeny et ux to Phil Watson et ux dated July 11, 1994 and recorded in Volume 1021 on Page 419 of the Deed Records of Houston County, Texas, a 1/2" pipe set for corner witnessed by t-post bearing N 32° 06' 44" W 141.57 feet and another t-post bearing N 35° 57' 09" W 2.89 feet; THENCE N 57° 29' 57" E with the Northwest boundary line of the said 1.728 acre tract and the Southeast boundary line of the said 2.0 acre tract, at 616.18 feet the North corner of the said 1.728 acre tract and the East corner of the said 2.0 acre tract in the Southwest boundary line of that certain 27 acre tract described as First Tract in a deed from Gus E. Meriwether to Barbara Joe Fullz dated September 19, 1987 and recorded in Volume 866 on Page 706 of the Deed Records of Houston County, Texas, a 1/2" pipe set for corner witnessed by a 1-1/2" pipe bearing N 32° 33' 32" W 141.57 feet; THENCE S 32° 33' 32" E with the Northeast boundary line of the said 1.728 acre tract and the Southwest boundary line of the said 27 acre tract, at 123.87 feet the East corner of the said 1.728 acre tract and the North corner of the aforesaid 2.472 acre tract. a 1/2" rod found for corner; THENCE S 57° 41' 22" W with the Southeast boundary line of the said 1.728 acre tract and the Northwest boundary line of the said 2.472 acre tract, at 617.14 feet the point and place of beginning and containing 1.74 acres of land, more or less.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR  
SFMC, LP DBA SERVICE FIRST MORTGAGE  
COMPANY, ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** JULY 5, 2022


**Property County:** HOUSTON

**Original Trustee:** MICHAEL BURNS, ATTORNEY AT  
LAW

**Recorded on:** September 20, 2019  
**As Clerk's File No.:** 1902668  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan  
Johnston, Sharon St. Pierre, Marinosci Law Group PC,  
Ronnie Hubbard, Reid Ruple, Kathleen Adkins, Evan Press,  
Auction.com

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
14643 Dallas Parkway, suite 750  
Dallas, TX 75254  
(972) 331-2300

  
Sharon St Pierre April 21, 2022



4746626

**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 Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Marinosci Law Group PC, Ronnie Hubbard, Reid Ruple, Kathleen Adkins, Evan Press, 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, **JULY 5, 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 Houston County Courthouse, 401 East Houston Avenue, Crockett, TX 75835 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, *April 19<sup>th</sup> 2022*

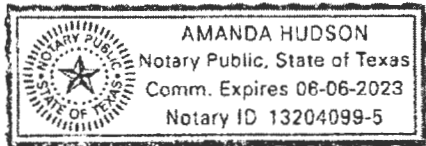
MARINOSCI LAW GROUP PC

By: *[Signature]*  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, *Amanda Hudson*, the undersigned officer, on this, the *19<sup>th</sup>* day of *April* 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)



*Amanda Hudson*  
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. 22-02417

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