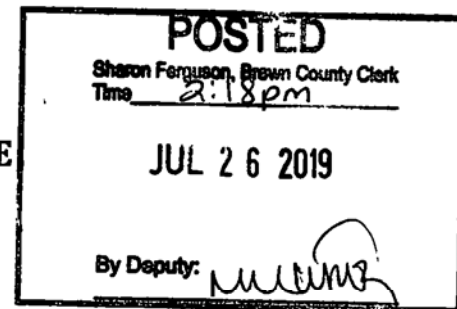


LF No 19-05539

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



THE STATE OF TEXAS
COUNTY OF BROWN

Deed of Trust Date:
NOVEMBER 15, 2012

Property address:
1607 SOUTHGATE DRIVE
BROWNWOOD, TX 76801-7711

Grantor(s)/Mortgagor(s):
JONATHAN G WILSON, A SINGLE MAN

LEGAL DESCRIPTION: ALL OF THAT CERTAIN 0.248 ACRE TRACT, LOT OR PARCEL OF LAND BEING LOT NO. 4 OF THE GIBSON ADDITION, SECTION ONE, OF THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, SAID ADDITION BEING OF RECORD IN VOLUME 4, PAGE 186, OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING THE SAME LAND AS CONVEYED BY DEED FROM GENE GIBSON CONSTRUCTION, TO GYPSIE COOPER DATED DECEMBER 22, 1994, BEING OF RECORD IN VOLUME 1185, PAGE 644, OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 09/03/2019

Property County: BROWN

Original Trustee: MICHAEL H PATTERSON

Recorded on: NOVEMBER 21, 2012
As Clerk's File No.: 7739
Volume: 68
Page: 379
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee: MARINOSCI LAW GROUP, P.C., LINDA J. REPPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, DYLAN RUIZ

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., LINDA J. REPPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, DYLAN RUIZ, 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 SEPTEMBER 3, 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 at the County Courthouse 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 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, 7/22/19

MARINOSCI LAW GROUP, PC

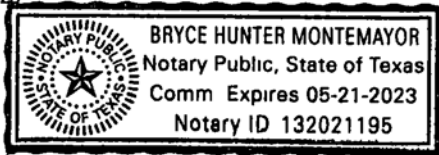
By [Signature]
RENEE REYNA/AISHA HUCKLEBERRY
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, BRYCE HUNTER MONTEMAYOR, the undersigned officer, on this, the 22 day of July, 2019, personally appeared RENEE REYNA/AISHA HUCKLEBERRY, 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)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires 5-21-2023

Bryce Hunter Montemayor

Printed Name and Notary Public

Grantor PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No 19-05539

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

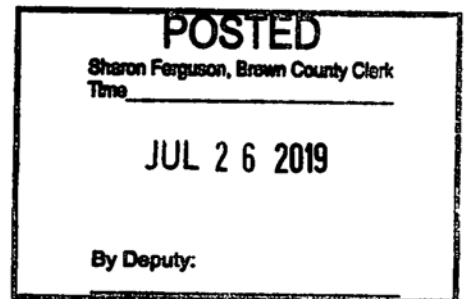


EXHIBIT "A"

All of that certain 0.248 acre tract, lot or parcel of land being Lot No. 4, of the Gibson Addition, Section One, of the City of Brownwood, Brown County, Texas, said addition being of record in Volume 4, Page 186, of the Plat Records of Brown County, Texas, and being the same land as conveyed by deed from Gene Gibson Construction, to Gypole Cooper dated December 22, 1994, being of record in Volume 1185, Page 644, of the Real Property Records of Brown County, Texas, and is further described as follows:

BEGINNING at a 1/2" iron rod found in place in the Northwesterly line of Southgate Drive being the South corner of said Lot No. 4, for the South corner of this;

THENCE N 44-42 W, with the Southwesterly line of said Lot No. 4, 153.9 feet, to a chain link fence corner post in concrete in the Southeastery line of and occupied alley way, being the West corner of said Lot No. 4, for the West corner of this;

THENCE N 44-49 E, with the Southeastery line of an occupied alley way, 69.8 feet, to a 1/2" iron rod found in place, being the North corner of said Lot No. 4, for the North corner of this;

THENCE S 44-43 E, with Northwesterly line of said Lot No. 4, 154.4 feet, to a 1/2" iron rod found in place in the Northwesterly line of said Southgate Drive, being the East corner of said Lot No. 4, for the East corner of this;

THENCE S 45-16 W, with said Street, 69.9 feet, to the place of beginning and calculated to contain 0.247 acres of land in area.

INSTRUMENT NO. 7739

72

STATE OF TEXAS
COUNTY OF BROWN

FILED NOVEMBER 21.2012

11:33 AM
RECORDED
COMPALED
INDEXED

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

RETURN TO:

BROWN COUNTY ABSTRACT CO INC
201 S BROADWAY
BROWNWOOD TX 76801



DEPUTY *Sharon Ferguson*
SHARON FERGUSON, COUNTY CLERK
BROWN COUNTY, TEXAS

POSTED
Sharon Ferguson, Brown County Clerk
Time _____
JUL 26 2019
By Deputy: