

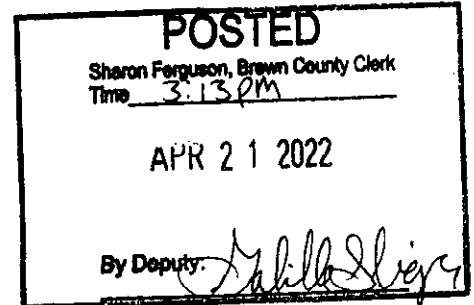
Our Case No. 22-02081-FC

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

THE STATE OF TEXAS
COUNTY OF BROWN

Deed of Trust Date:
February 20, 2015

Property address:
1303 AVENUE D
BROWNWOOD, TX 76801



Grantor(s)/Mortgagor(s):
VERNIER D. DEGUZMAN, AN UNMARRIED MAN

LEGAL DESCRIPTION: Being all that certain lot, tract or parcel of land lying and being situated in Brown County, Texas, being Lot No. Ten (10), and the Northeast one-half (1/2) of Lot No. Eleven (11), Block No. Four (4), Ford's Addition, an Addition To The City Of Brownwood, Brown County, Texas according to the plat or map thereof recorded in Volume 1, Page 107, Plat Records, Brown County, Texas, being that same tract of land described in a deed to Allyson Leann Johnson & Daniel Rodriguez, Jr. recorded in VOLUME 5, PAGE 878 Official Public Records of the, Brown County, Texas.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LOANCARE, LLC

Date of Sale: JUNE 7, 2022

Property County: BROWN

Original Trustee: ALLAN B. POLUNSKY

Recorded on: February 23, 2015
As Clerk's File No.: 1000
Mortgage Servicer:
LOANCARE, LLC

Substitute Trustee:
Linda Reppert, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(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 Linda Reppert, 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, JUNE 7, 2022 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 Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 as designated by the Commissioners' Court, of said county pursuant



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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.

LOANCARE, 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 18th 2022

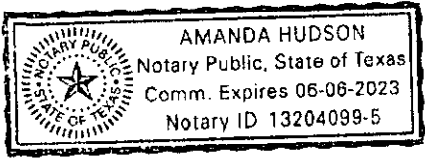
MARINOSCI LAW GROUP, PC
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 18th 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)

[Signature]
Notary Public for the State of TEXAS



My Commission Expires: 6.6.2023
Amanda Hudson
Printed Name and Notary Public

Grantor: LOANCARE, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 22-02081

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

POSTED
Sharon Ferguson, BROWN County Clerk
Time 3:13 pm

APR 21 2022

By Deputy: [Signature]