

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

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HILL

2019 APR 16 A 10:50

Deed of Trust Date:
JULY 18, 2016

Property address:
900 EAST ELM STREET
HILLSBORO, TX 76645

Grantor(s)/Mortgagor(s):
RONALD JAMES LINSOTT, UNMARRIED MAN

LEGAL DESCRIPTION: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE J. A. HANLEY SURVEY, ABSTRACT 403, CITY OF HILLSBORO, HILL COUNTY, TEXAS, AND BEING THE SAME AND IDENTICAL TRACT CONVEYED BY DEED FROM A. T. FRAZIER ET UX CLARA FRAZIER TO VELMA A. MILLER, A WIDOW, AS RECORDED IN VOLUME 348, PAGE 52 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 05/07/2019

Property County: HILL

Original Trustee: EDWARD KERSHNER

Recorded on: JULY 19, 2016
As Clerk's File No.: 00082178
Volume: 1873
Page: 819

Substitute Trustee: MARINOSCI LAW GROUP, P.C., DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, VANESSA MCHANEY

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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., DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, VANESSA MCHANEY, 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 MAY 7, 2019 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 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, 4/11/19

MARINOSCI LAW GROUP, PC

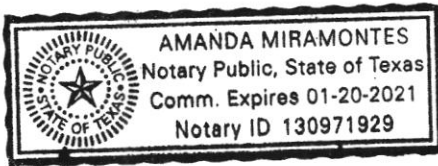
By: [Signature]
RENEE REYNA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Miramontes, the undersigned officer, on this, the 11th day of April, 2019, (insert name of notary) personally appeared RENEE REYNA, 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: 1/20/21
Amanda Miramontes
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 19-02599

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

All that certain lot, tract or parcel of land lying and situated in the J. A. Hanley Survey, Abstract 403, City of Hillsboro, Hill County, Texas, and being the same and identical tract conveyed by deed from A. T. Frazier et ux Clara Frazier to Velma A. Miller, a widow, as recorded in Volume 348, Page 52 of the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner lying at the point of intersection of the south right of way line of East Elm Street and the east right of way line of Corporation Street, both streets being in the City of Hillsboro, Texas;

THENCE -- East 100.0 feet along the south line of said Elm Street south line to a 1/2 inch iron rod found for a corner;

THENCE -- South 160.0 feet to a 3/8 inch iron rod found for a corner;

THENCE -- West 100.0 feet to a 1/2 inch iron rod found for corner lying on the east line of said Corporation Street;

THENCE -- North 160.0 feet along said east line to the point of beginning and containing 0.34 acres of land more or less.

EXHIBIT A, solo page