



Our File No. 20-00007

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WALLER

Deed of Trust Date:
May 30, 2014

Property address:
29507 MEADOW CREEK LANE
BROOKSHIRE, TX 77423

Grantor(s)/Mortgagor(s):
GORDON JEAN PIERMATTI AND JENNIFER
ELIZABETH PIERMATTI, HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT 15, BLOCK 4, WILLOW
CREEK FARMS, SEC 6. A SUBDIVISION IN WALLER
COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED UNDER VOLUME 1345,
PAGE 629, OF THE OFFICIAL RECORDS OF WALLER
COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS BENEFICIARY, AS NOMINEE FOR RMC
MORTGAGE CORPORATION DBA RYLAND
MORTGAGE CORPORATION OF TEXAS, its successors
and assigns

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: APRIL 7, 2020

Property County: WALLER

Original Trustee: JOE GARCIA

Recorded on: June 4, 2014
As Clerk's File No.: 1403552
Volume: 1419
Page: 643

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
MEGAN L. RANDLE, CHLOE CHRISTENSEN,
REBECCA BOLTON, EBBIE MURPHY

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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 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., MEGAN L. RANDLE, CHLOE CHRISTENSEN, REBECCA BOLTON, EBBIE MURPHY, 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, **APRIL 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than **1:00 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 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, 2/10/2020

MARINOSCI LAW GROUP PC
By: [Signature] *Megan L. Randle*
RENEE REYNA
MANAGING PARALEGAL

THE STATE OF TEXAS
COUNTY OF DALLAS

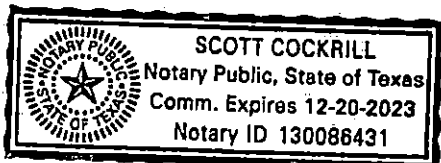
Before me, SCOTT COCKRILL, the undersigned officer, on this, the 10 day of FEBRUARY 2020, personally appeared RENEE REYNA, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and 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: 12/20/2023

SCOTT COCKRILL
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 20-00007

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

FILED AND RECORDED

Instrument Number: 20-018

Filing and Recording Date: 02/14/2020 08:47:30 AM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: