



LF No. 19-13058

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**THE STATE OF TEXAS  
COUNTY OF WALLER**Deed of Trust Date:**  
APRIL 18, 2018**Property address:**  
2088 SARAS WAY  
BROOKSHIRE, TX 77423**Grantor(s)/Mortgagor(s):**  
ROGER MUFFLEY, AN UNMARRIED MAN**LEGAL DESCRIPTION:** LOT SIX (6) BLOCK SEVEN  
(7), OF CRYSTAL LAKES, SEC 1, A SUBDIVISION IN  
WALLER COUNTY, TEXAS ACCORDING TO THE MAP  
OR PLAT THEREOF, RECORDED IN INSTRUMENT  
NUMBER 1701314 OF THE OFFICIAL PUBLIC RECORDS  
OF WALLER COUNTY, TEXAS.**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS BENEFICIARY AS NOMINEE  
FOR CALCON MUTUAL MORTGAGE LLC DBA  
ONETRUST HOME LOANS, its successors and assigns**Earliest Time Sale Will Begin:** 1:00 PM**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC**Date of Sale:** 04/07/2020**Property County:** WALLER**Original Trustee:** BENJAMIN CARPENTER**Recorded on:** APRIL 20, 2018  
**As Clerk's File No.:** 1802937**Substitute Trustee:** MARINOSCI LAW GROUP, P.C.,  
MEGAN L. RANDLE, CHLOE CHRISTENSEN, REBECCA  
BOLTON**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., MEGAN L. RANDLE, CHLOE CHRISTENSEN, REBECCA BOLTON, 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, 11/3/2020

MARINOSCI LAW GROUP, PC  
By: [Signature]  
RENEE REYNA  
MANAGING PARALEGAL

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, SCOTT COCKRILL, the undersigned officer, on this, the 13 day of JANUARY, 2020,  
(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: 12-20-2023  
SCOTT COCKRILL  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 19-13058

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

# FILED AND RECORDED

**Instrument Number: 20-008**

Filing and Recording Date: 01/22/2020 10:33:14 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,



A handwritten signature in black ink that reads "Debbie Hollan".

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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: