

FILED FOR RECORD

2022 MAR 15 AM 10:57

1501 FM 515  
EMORY, TX 75440

MANDY SAWYER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY *MW* DEPUTY

00000009405705

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are 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.**

**1. Date, Time, and Place of Sale.**

Date: May 03, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE WEST SIDE OF THE RAINS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 02, 2019 and recorded in Document CLERK'S FILE NO. 2019-0774 real property records of RAINS County, Texas, with LANA THOMAS AND ZENNIA MAUSSER AND PEARLENE MAUSSER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LANA THOMAS AND ZENNIA MAUSSER AND PEARLENE MAUSSER, securing the payment of the indebtednesses in the original principal amount of \$147,283.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361



NTSS0000009405705

**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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.

*Te se*

Israel Saucedo *David Carrillo - [Signature]*

**Certificate of Posting**

My name is DAVID Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-15-2022 I filed at the office of the RAINS County Clerk and caused to be posted at the RAINS County courthouse this notice of sale.

Declarants Name: *[Signature]*

Date: 3-15-2022

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF RAINS, STATE OF TEXAS, BEING IN THE C.M. LOGGINS SURVEY, ABSTRACT NO. 137, BEING ALL OF THAT CERTAIN 5 ACRE TRACT DESCRIBED IN DEED FROM CHRIS CALVERY, TO ANTHONY TY MARLER, ET UX, TAMMY, FILED JANUARY 16, 2000, RECORDED IN VOLUME 389, PAGE 143, REAL PROPERTY RECORDS OF SAID COUNTY, AND BOUNDED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (TSR) SET ON THE SWC OF SAID 5 ACRE TRACT, SAME BEING ON THE SEC OF A 10.242 ACRE TRACT DESCRIBED IN DEED FROM GEORGE IVAN ALEXANDER AND PHILIP D. ALEXANDER, AS TRUSTEES OF THE IVAN ALEXANDER, JR. FAMILY TRUST, TO WESLEY W. GRAHAM AND AMY K. GRAHAM, FILED JUNE 03, 2016, RECORDED IN INSTRUMENT NO. 2016-1122, REAL PROPERTY RECORDS OF SAID COUNTY AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 515;

THENCE NORTH 00° 15' 19" WEST GENERALLY ALONG THE FENCED WBL OF SAID 5 ACRE TRACT AND THE EBL OF SAID 10.242 ACRE TRACT- 1051.34 FEET TO A 1/2 INCH IRON ROD (TSR) SET ON THE NWC OF SAID 5 ACRE TRACT AND BEING ON THE MIDDLE SWC OF A 100 ACRE TRACT DESCRIBED IN DEED FROM MAX FLETCHER, TO SCARBROUGH HAVEN, LLC, FILED MARCH 27, 2013, RECORDED IN VOLUME 558, PAGE 210, REAL PROPERTY RECORDS OF SAID COUNTY;

THENCE SOUTH 88° 40' 50" EAST GENERALLY ALONG THE FENCED NBL OF SAID 5 ACRE TRACT AND THE MIDDLE SBL OF SAID 100 ACRE TRACT- 206.52 FEET TO A 1/2 INCH IRON ROD (TSR) SET ON THE NEC OF SAID 5 ACRE TRACT AND BEING ON AN INNER EL CORNER OF SAID 100 ACRE TRACT;

THENCE SOUTH 00° 23' 36" EAST GENERALLY ALONG THE FENCED EBL OF SAID 5 ACRE TRACT AND THE EASTERNMOST WBL OF SAID 100 ACRE TRACT- 1039.59 FEET TO A 3 INCH DIAMETER IRON PIPE FENCE CORNER POST FOUND ON THE SEC OF SAID 5 ACRE TRACT AND BEING ON THE SOUTHERNMOST SWC OF SAID 100 ACRE TRACT AND ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 515;

THENCE SOUTH 88° 04' 40" WEST GENERALLY ALONG THE FENCED SBL OF SAID 5 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 515- 209.03 FEET TO THE PLACE OF BEGINNING CONTAINING 4.985 ACRES.

NOTE: BEARINGS BASED ON THE EBL OF THE 10.242 ACRE GRAHAM TRACT RECORDED IN INSTRUMENT NO. 2016-1122, R.P.R.

TSR = TYPICAL STEEL ROD IS A 1/2" X 24" REBAR WITH SURVEYOR'S CAP MARKED "BLAIR RPLS 6139".

BEING THE SAME LAND DESCRIBED IN DEED FROM CHRIS CALVERY, TO ANTHONY TY MARLER, ET UX, TAMMY, FILED JANUARY 16, 2000, RECORDED IN VOLUME 389, PAGE 143, REAL PROPERTY RECORDS OF RAINS COUNTY, TEXAS.