

FILED FOR RECORD
IN MY OFFICE
AT 11:30 CLOCK A M

Our Case No. 23-05605-FC-2

NOV 09 2023

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *[Signature]* DEPUTY

THE STATE OF TEXAS
COUNTY OF PANOLA

Deed of Trust Date:
August 10, 2017

Property address:
2839 COUNTY ROAD 403
CARTHAGE, TX 75633

Grantor(s)/Mortgagor(s):
JACK HARVEL HORN III, AND AMANDA COX HORN,
HUSBAND AND WIFE

LEGAL DESCRIPTION: All that certain lot, tract, or parcel of land situated in Panola County, Texas, about 4 1/2 miles Southwest of the courthouse in the City of Carthage, being 10.4976 acres of land, a part of the ISABELLA HANKS SURVEY, A - 271, and being a part of that certain called 25 acre tract described in deed dated November 20, 2001 from Stephanie Faye Johnson to Bruce Kyle Johnson, Sr., as recorded in Volume 1135, Page 766 of the Panola County Official Public Records, said 10.4976 acres being more particularly described as follows:
Beginning at a point in County Road No. 403 for the Southwest corner of said called 25.000 acre tract and the Southeast corner of that certain called 26.485 acre tract described in deed dated May 10, 2000 from Lester Livesay, Jr. to Carylton Livesay Bardwell, as recorded in Volume 1091, Page 193 of said Official Public Records:
Thence North 10°46'41" West, with a West line of said called 25.000 acre tract and an East line of said called 26.485 acre tract, at 23.42 feet passing a 5/8" iron rod with surveyor's cap stamped "FSE" found for reference, and continuing for a total distance of 660.34 feet to a W iron rod with surveyor's cap, being a 1/2" diameter rebar with yellow plastic stamped "RPLS 4528" (typical) set for corner, said rod bears South 10°46'41" East 1/2" 128.28 feet from a 1/2" iron rod with surveyor's cap found at the Southwest corner of that certain 12.4976 acre tract described in Deed of Trust made between James Michael Howell and Amanda Rose Howell and First State Bank & Trust Company, dated October 26, 2016 and recorded in Volume 1894, Page 657 of said Official Public Records:
Thence North 80°32'34" East, across said called 25.000 acre tract, 677.69 feet to a 1/2" iron rod with surveyor's cap set for corner on the East line of said called 25.000 acre tract and a West line of the residue of that certain called 562.9 acre tract described in deed dated July 11, 2002 from Lisa Renee Templin Duckworth to Howell Rowland Duckworth, as recorded in Volume 1160, Page 563 of said Official Public Records, said rod bears South 09°17'43" East 1/2" 128.24 feet from a 1/2" iron rod with surveyor's cap found at the Southeast corner of said 12.4976 acre tract;
Thence South 09°17'43" East, with the East line of said called 25.000 acre tract and a West line of the residue of said called 562.9 acre tract, at 659.44 feet passing a 1/2" iron rod found for reference and continuing for a total distance of 683.79 to a point in said County Road No. 403 for the Southeast corner of said called 25.000 acre tract and a Southwest corner of the residue of said called 562.9 acre tract;
Thence South 80°33'38" West, with the South line of said called 25.000 acre tract and said road, 659.99 feet to the place of beginning and containing 10.4976 acres of land.
Bearing Basis: Bearings are oriented to the Record Bearing of the East line of the called 25.000 acre tract.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA
VETERANS UNITED HOME LOANS ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: DECEMBER 5, 2023

Property County: PANOLA

Original Trustee: SCOTT R. VALBY

Recorded on: August 10, 2017
As Clerk's File No.: 203461
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
(Sheryl La Mont) Robert La Mont, David Sims, Allan
Johnston, Ronnie Hubbard, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

[Signature: Sheryl LaMont]
Posted by Sheryl LaMont, November 9, 2023.

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 Sheryl La Mont, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, 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, DECEMBER 5, 2023** 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 Panola County Courthouse, 110 S. Sycamore, Cathage, TX 75633 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 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, *November 7, 2023*

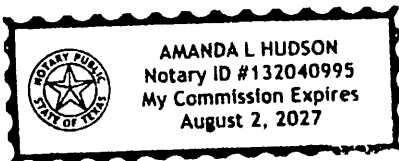
MARINOSCI LAW GROUP PC

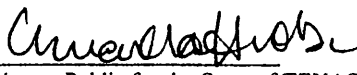
By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Amanda Hudson*, the undersigned officer, on this, the *7th* day of *November* 2023, 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)




Notary Public for the State of TEXAS
My Commission Expires: *8.2.2027*
Amanda Hudson
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 23-05605

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001