

2020000143

Our File No. 18-01254

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

THE STATE OF TEXAS  
COUNTY OF FLOYD

**Deed of Trust Date:**  
January 23, 2017

**Property address:**  
1430 COUNTY RD 33  
LOCKNEY, TX 79241

**Grantor(s)/Mortgagor(s):**  
JOSHUA RAY HILLOCK, MARRIED MAN

**LEGAL DESCRIPTION:** A 20.00 ACRE TRACT OUT OF THE NORTHEAST PART OF SECTION 22, BLOCK N, FLOYD COUNTY, TEXAS: BEGINNING AT A 5/8 INCH ROD IN THE EAST LINE AND 1321.0 FEET SOUTH OF THE N.E. CORNER OF SECTION 22, BLOCK N, FLOYD COUNTY, TEXAS; THENCE WEST ALONG OLD FENCE 845.8 FEET TO A 5/8 INCH ROD; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SECTION 22, 1030.0 FEET TO A STEEL ROD; THENCE EAST, PARALLEL WITH OLD FENCE ON THE NORTH LINE OF THIS TRACT, 845.8 FEET TO A 5/8 INCH STEEL ROD IN THE EAST LINE OF SAID SECTION 22; THENCE NORTH 1030.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20.0 ACRES.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MCS MORTGAGE BANKERS, INC., 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:** FLOYD

**Original Trustee:** CORINNE HARTMAN

**Recorded on:** January 24, 2017  
**As Clerk's File No.:** 2017000037  
**Volume:** 0117  
**Page:** 0690

**Substitute Trustee:** MARINOSCI LAW GROUP P.C., JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, JOSHUA MARTINEZ, JOSE A. BAZALDUA, KEVIN KEY, JAY JACOBS, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, JOHN MCCARTHY, DAVID CARRILLO, SUBSTITUTE TRUSTEES

**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., JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, JOSHUA MARTINEZ, JOSE A. BAZALDUA, KEVIN KEY, JAY JACOBS,

KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, JOHN MCCARTHY, DAVID CARRILLO, SUBSTITUTE TRUSTEES, 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, 2/26/2020

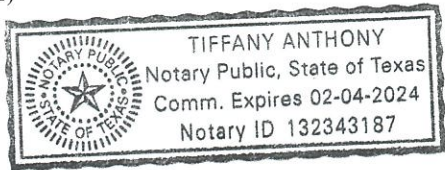
**MARINOSCI LAW GROUP, PC**

By: [Signature]  
RENEE REYNA  
MANAGING PARALEGAL

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, TIFFANY ANTHONY, the undersigned officer, on this, the 26<sup>th</sup> 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: 02/04/2024  
TIFFANY ANTHONY  
Printed Name and Notary Public

FILED  
at 3:35 o'clock P.M.  
MAR 03 2020

GINGER MORGAN, COUNTY CLERK  
FLOYD COUNTY, TEXAS  
BY [Signature] DEPUTY

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 18-01254

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