

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF CALDWELL

**Deed of Trust Date:**  
AUGUST 16, 2016

**Property address:**  
1514 WEDGEWOOD COVE  
LOCKHART, TX 78644

**Grantor(s)/Mortgagor(s):**  
TOMAS MARTINEZ, AN UNMARRIED MAN

**LEGAL DESCRIPTION:** LOT 13, BLOCK 7,  
WINDRIDGE ADDITION, SECTION 4, TO THE CITY OF  
LOCKHART, CALDWELL COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN CABINET C, SLIDE 23 AND AMENDED  
IN CABINET C, SLIDE 26 OF THE PLAT RECORDS OF  
CALDWELL COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS A NOMINEE FOR DHI  
MORTGAGE COMPANY LTD. its successors and assigns

**Earliest Time Sale Will Begin:** 1:00 PM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** 07/02/2019

**Property County:** CALDWELL

**Original Trustee:** RANDALL C PRESENT

**Recorded on:** AUGUST 18, 2016  
**As Clerk's File No.:** 2016-004223

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C.,  
ANGELA ZAVALA, RICHARD ZAVALA, JR., MICHELLE  
JONES, SHARLET WATTS

**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., ANGELA ZAVALA, RICHARD ZAVALA, JR., MICHELLE JONES, SHARLET WATTS, 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 JULY 2, 2019 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 Caldwell County Justice Center, 1703 S. Colorado, Lockhart, TX 78644, 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.

Filed this 30th day of May 2019  
11:16 A M  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Burt Jones Deputy

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. 5/23/19

MARINOSCI LAW GROUP, PC

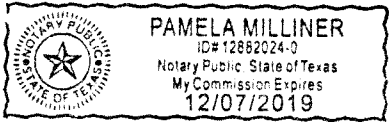
By: [Signature]  
RENEE REYNA/AISHA HUCKLEBERRY  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 23<sup>rd</sup> day of May, 2019.  
(insert name of notary)

personally appeared RENEE REYNA/AISHA HUCKLEBERRY  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: 12/7/19  
Pamela Milliner  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD #200  
WESTLAKE VILLAGE, CA 91361  
LF No. 18-08008

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

**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.**

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated January 12, 2012, executed by **DARRIELL E. NEWMAN AND PATRICIA A. NEWMAN, A MARRIED COUPLE** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 120652, Official Public Records of Caldwell County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr. or Deanna Ray, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 2, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Caldwell County Courthouse at the place designated by the Commissioner's Court for such sales in Caldwell County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2012 CMH Manufactured Housing Unit, Serial No. CSS012634TXAB.

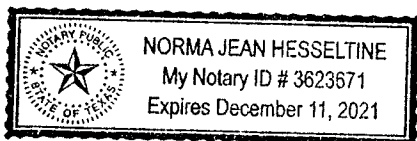
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

**EXECUTED** this 24<sup>th</sup> day of May, 2019.

K Littlefield  
**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 24<sup>th</sup> day of May, 2019, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

Filed this 30th day of May 2019  
11:22 A M

**TERESA RODRIGUEZ**  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Brenda Jones Deputy

**EXHIBIT "A"**

BEING 3.80 ACRES OF LAND, OUT OF THE GIBBON PACE LEAGUE, ABSTRACT NUMBER 230, CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN BETTIE JANE CAGLE NEWMAN 20.054 ACRE TRACT RECORDED IN VOLUME 315, PAGE 640, OFFICIAL RECORDS, CALDWELL COUNTY, TEXAS, SAID 3.80 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the southerly right-of-way line of Hidden Oaks Road, in the northerly line of said 20.054 acre tract, for the northwest corner hereof, from which an iron rod found at an angle corner in the northerly line of said 20.054 acre tract bears, North 45 degrees 28 minutes 34 seconds West, 142.69 feet;


THENCE South 45 degrees 26 minutes 20 seconds East, along said right-of-way line and the northerly line of said 20.054 acre tract, 237.56 feet to an iron rod found in said line, for the northeast corner hereof, from which an iron rod found at the northeast corner of said 20.054 acre tract bears, South 45 degrees 24 minutes 55 seconds East, 256.54 feet;

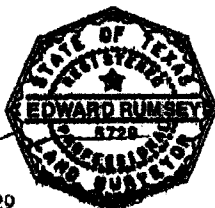
THENCE South 46 degrees 17 minutes 37 seconds West, through said 20.054 acre tract, at 225.33 feet passing an iron rod set, continuing in all 697.03 feet to a calculated point in the northerly line of that certain Bettie Newman 21.04 acre tract recorded in Volume 249, Page 84, Official Records, said county, in the southerly line of said 20.054 acre tract, for the southeast corner hereof;

THENCE North 45 degrees 29 minutes 35 seconds West, along the northerly line of said 21.04 acre tract and the southerly line of said 20.054 acre tract, 237.62 feet to a calculated point in said line, for the southwest corner hereof;

THENCE North 46 degrees 17 minutes 52 seconds East, through said 20.054 acre tract, at 512.14 feet passing an iron rod set, continuing in all 697.25 feet to the Point of Beginning.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.

  
Edward Rumsey  
TX R.P.L.S. NO.5729  
Job No. A1110013



12/09/2011

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401