

LF No. 19-03562

# APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF HUNT

**Deed of Trust Date:**  
JUNE 11, 2013

**Property address:**  
3403 NASHVILLE AVE  
GREENVILLE, TX 75402-6223

**Grantor(s)/Mortgagor(s):**  
ELIAS J. DRENNAN, HUSBAND AND WIFE AS JOINT  
TENANTS, AND BRIANNE J. DRENNAN, HUSBAND  
AND WIFE AS JOINT TENANTS

**LEGAL DESCRIPTION:** LOT 8, BLOCK E, SOUTHERN  
ACRES, SECTION 1, AN ADDITION TO THE CITY OF  
GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING  
TO THE PLAT THEREOF RECORDED IN VOLUME 400,  
PAGE 123 OF THE PLAT RECORDS OF HUNT COUNTY,  
TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS A NOMINEE FOR BANK OF  
AMERICA, N.A., it 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:** HUNT

**Original Trustee:** RECON TRUST COMPANY NA

**Recorded on:** JUNE 12, 2013  
**As Clerk's File No.:** 2013-6900

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C.,  
ROBERT LAMONT, DAVID SIMS, HARRIETT  
FLETCHER, ALLAN JOHNSTON, RONNIE HUBBARD,  
RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN  
HARRISON, SHAWN SCHILLER, PATRICK ZWIERS,  
DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN,  
LISA BRUNO, RONDA TYLER, MERYL OLSEN,  
VANESSA MCHANEY

**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., ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, ALLAN JOHNSTON, RONNIE HUBBARD, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, VANESSA MCHANEY, 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 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.

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
19 APR 29 PM 2:09  
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, 4/25/19

MARINOSCI LAW GROUP, PC

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

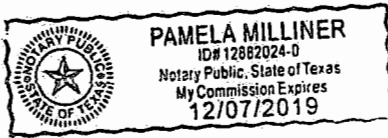
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 25<sup>th</sup> day of April, 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. 19-03562

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

[Signature]

Robert Lamont 4-29-19