

**FILED**

Our Case No. 22-04723-FC

AUG 01 2022

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**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE** CO. CLERK, FAYETTE CO., TEXAS  
*Brenda Fietsam*

THE STATE OF TEXAS  
COUNTY OF FAYETTE

**Deed of Trust Date:**  
September 12, 2019

**Property address:**  
4285 N. STATE HIGHWAY 95  
FLATONIA, TX 78941

**Grantor(s)/Mortgagor(s):**  
MICHAEL BRITTON WASCOM AND KARLA E.  
WASCOM, HUSBAND AND WIFE

**LEGAL DESCRIPTION:** A 27.30 Acre Tract, more or less, being situated in the Charles F. Wright Survey, Abstract 318, located in Fayette County, Texas, being the same tract of land described in Volume 1320, Pages 646-656 of the Official Records of Fayette County, Texas;  
Being more fully described by metes and bounds as follows:  
BEGINNING: at a 1/2" iron rod found in the North right of way line of Highway 95, being an exterior corner of a 28.00 acre tract recorded in Volume 800, Page 157 of the Official Records of Fayette County, Texas, same being the Southeast corner of this herein described tract;  
THENCE: N 40°29'06" W - 919.31 feet along the North right of way line of said Highway 95, to a fence corner post found, being the Southeast corner of a 101.56 acre tract recorded in Volume 1093, Page 356 of the Official Records of Fayette County, Texas, same being the Southwest corner of this herein described tract;  
THENCE: N 01°04'51" W - 1739.89 feet along the East line of said 101.56 acre tract, to a 3" iron pipe found, being an interior corner of said 101.56 acre tract, same being the Northwest corner of this herein described tract;  
THENCE: N 88°13'42" E - 553.30 feet along the existing fence line of said 101.56 acre tract, to a 3" iron pipe found, being an exterior corner of said 101.56 acre tract in the West line of a 68.13 acre tract recorded in Volume 1784, Page 222 of the Official Records of Fayette County, Texas, same being the Northeast corner of this herein described tract;  
THENCE: S01°56'16" E - 697.00 feet along the West line of said 68.13 acre tract, to a 1/2" iron rod with a cap found, being the Southwest corner of said 68.13 acre tract and the Northwest corner of a 58.13 acre tract recorded in Volume 773, Page 680 of the Official Records of Fayette County, Texas, same being an angle corner of this herein described tract;  
THENCE: S01°41'32" E - 899.79 feet along the West line of said 58.13 acre tract to a 3/4" iron pipe found, being the Southwest corner of said 58.13 acre tract and the Northwest corner of said 28.00 acre tract, same being an angle corner of this herein described tract;  
THENCE: S01°45'54" E - 860.30 feet along the West line of said 28.00 acre tract to the POINT OF BEGINNING, containing within these metes and bounds a 27.30 acre tract, more or less.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING  
ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

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

**Date of Sale:** SEPTEMBER 6, 2022

**Property County:** FAYETTE

**Original Trustee:** SCOTT EVERETT

**Recorded on:** September 12, 2019  
**As Clerk's File No.:** 19-05781  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Megan Randle-Bender, Chloe Christensen, Rebecca Bolton,  
-Louise Graham, Donald Graham, Pete Flores, Marinosci  
Law Group PC, Ebbie Murphy, Kristopher Holub, Dylan  
Ruiz, Auction.com

**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 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 Megan Randle-Bender, Chloe Christensen, Rebecca Bolton, Louise Graham, Donald Graham, Pete Flores, Marinosci Law Group PC, Ebbie Murphy, Kristopher Holub, Dylan Ruiz, Auction.com, 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, **SEPTEMBER 6, 2022** 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 Fayette County Courthouse, 151 N. Washington Street, La Grange, TX 78945 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, July 28 2022

MARINOSCI LAW GROUP, PC  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

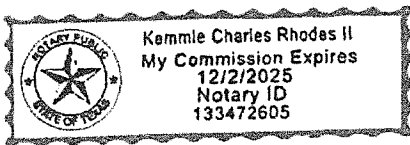
[Signature]

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Kemmler Charles Rhodes II, the undersigned officer, on this, the 28th day of July, 2022, personally appeared SAMMY HOODA, a 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)



Kemmler Charles Rhodes II  
Notary Public for the State of TEXAS  
My Commission Expires: 12/2/25  
Kemmler Charles Rhodes II  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 22-04723

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