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San Jacinto County

On: Jan 25, 2024 at 08:22A

By Michelle Clark

Our Case No. 23-06825-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF SAN JACINTO

Deed of Trust Date:
November 9, 2021

Property address:
3951 FM 945 RD S
CLEVELAND, TX 77328

Grantor(s)/Mortgagor(s):
ROBERT T. BERWIND AND SPOUSE, ALISON S.
BERWIND

LEGAL DESCRIPTION: ALL THAT CERTAIN 5.00 ACRES OF LAND AS SITUATED IN THE VITAL FLORES SURVEY, A- 14, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF THE ROBERT AND ALISON BERWIND 1997 TRUST 91.656 ACRE TRACT AS DESCRIBED IN A DOCUMENT DATED AUGUST 20, 1999 AND RECORDED IN VOLUME 315, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at a 1/2 Inch Iron rod set for the upper south corner of the herein described tract at a point N 31° 37' 33" W 291.95 feet from a 4 inch by 4 inch concrete monument found at an exterior corner of said 91.656 acre, same being the north corner of that J. C. Charles 11.76 acre tract described In Volume 188, Page 102 of the deed records of said county, and being the upper west corner of the Steven A. Williams 41.4216 acre tract described In Clerk's File No. 2014000005 of said official public records; THENCE N 51° 55' W 186.01 feet, on a line within said 91.656 acres, to a 1/2 inch Iron rod set for an interior corner of the herein described tract; THENCE S 38° 05' W 349.87 feet, continuing on a line within said 91.656 acres, to a 1/2 Inch Iron rod set for the lower south corner of the herein described tract; THENCE N 80° 08' W 32.45 feet, continuing on a line within said 91.656 acres, to a 1/2 Inch iron rod set for an exterior corner of the herein described tract; THENCE N 68° 42' W 1.47 feet, continuing on a line within said 91.656 acres, to a 1/2 Inch Iron rod set for the lower west corner of the herein described tract; THENCE N 38° 05' E 365.64 feet, continuing on a line within said 91.656 acres, to a 1/2 Inch Iron rod set for an interior corner of the herein described tract; THENCE N 51° 55' W 263.99 feet, continuing on a line within said 91.656 acres, to a 1/2 Inch iron rod set for the upper west corner of the herein described tract; THENCE N 38° 05' E 431.38 feet, continuing on a line within said 91.656 acres, to a 1/2 inch Iron rod set for the north corner of the herein described tract; THENCE S 51° 55' E 480.00 feet, continuing on a line within said 91.656 acres, to a point for the east corner of the herein described tract in a lake; THENCE S 38° 05' W 431.38 feet, continuing on a line within said 91.656 acres, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 5.00 ACRES OF LAND

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
SENTE MORTGAGE, INC. ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: APRIL 2, 2024

Property County: SAN JACINTO

Original Trustee: MICHAEL BURNS, ATTORNEY AT
LAW

Recorded on: November 29, 2021
As Clerk's File No.: 20218610
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee: 
Tommy Jackson, Keata Smith, Stephanie Hernandez,
Carolyn Ciccio, Tiffany Beggs, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(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 Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Tiffany Beggs, 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, APRIL 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 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 San Jacinto County Courthouse, 1 State Hwy. 150, Coldspring, TX 77331 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. 1/19/24

MARINOSCI LAW GROUP, PC

By: 

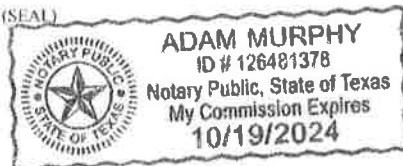
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 19 day of JAN 2024, 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: 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 23-06825

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