

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

THE STATE OF TEXAS
COUNTY OF HUNT

Deed of Trust Date:
JANUARY 10, 2014

Property address:
1759 COUNTY ROAD 2712
CADDO MILLS, TX 75135

Grantor(s)/Mortgagor(s):
STEVEN PUSKAS AND CHEYENNE PUSKAS, A
HUSBAND AND WIFE

LEGAL DESCRIPTION: ALL THAT CERTAIN LOT,
TRACT OR PARCEL OF LAND SITUATED IN HUNT
COUNTY, TEXAS, AND BEING ALL OF LOT 6 OF THE
REPLAT OF CREEKVIEW ESTATES, A REPLAT OF
LOTS 5,6,7, AND 8, AN ADDITION TO HUNT COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 400, PAGE 1793, IN CABINET E
ON SLIDE 391 OF THE PLAT RECORDS OF HUNT
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: 03/06/2018

Recorded on: JANUARY 10, 2014

Original Trustee: RANDALL C PRESENT

Property County: HARRIS
As Clerk's File No.: 2014-301

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
ROBERT LAMONT, DAVID SIMS, HARRIETT
FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE,
RANDY DANIEL, ALLAN JOHNSTON, RONNIE
HUBBARD

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, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, ALLAN JOHNSTON, RONNIE HUBBARD, 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;

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 FEB 12 PM 2:52
DEPT. 11

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday MARCH 6, 2018 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 in the area of the Courthouse 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.

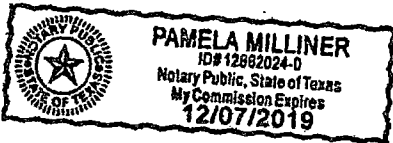
WITNESS MY HAND, 01/19/2018

MARINOSCI LAW GROUP, PC
By: [Signature]
TIFFANY KING
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 29th day of January, 2018,
(insert name of notary)
personally appeared TIFFANY KING, 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. 17-19298

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