

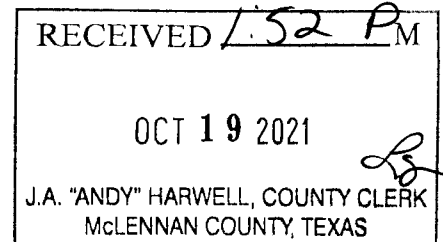
Our File No. 19-03471

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

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

**Deed of Trust Date:**  
March 13, 2017

**Property address:**  
100S ANDREWS DR  
ROBINSON, TX 76706



**Grantor(s)/Mortgagor(s):**  
RYAN RICHARDSON, AN UNMARRIED MAN

**LEGAL DESCRIPTION:** BEING A TRACT OF LAND IN THE CITY OF ROBINSON, MCLENNAN COUNTY, TEXAS, AND BEING PART OF LOT 1, BLOCK 25 OF THE TOWN OF ROBINVILLE AS SHOWN ON PLAT OF SAID ADDITION MADE BY JOHN ROBINSON AND RECORDED IN BOOK T, PAGE 115 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (DRMCT) AND BEING THE SAME TRACT OF LAND CONVEYED TO NICE INVESTMENTS, LLC BY DEED RECORDED AS CLERK'S FILE NO. 2012008547 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (OPRMCT). THIS TRACT IS DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS AT THE NORTHWEST CORNER OF SAID LOT 1 AND BLOCK 25 AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF SOUTH ANDREWS DRIVE WITH THE SOUTH RIGHT-OF-WAY OF EAST SHAMROCK DRIVE;  
THENCE N 59 DEGREES 41 MINUTES 59 SECONDS E A DISTANCE OF 61.46 FEET WITH THE SOUTH RIGHT-OF-WAY OF EAST SHAMROCK DRIVE TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS AT A COMMON NORTHERN CORNER OF A CALLED 3.627 ACRE TRACT CONVEYED TO DON PILANT, ET UX BY DEED RECORDED AS CLERK'S FILE NO. 2009030414 OF THE OPRMCT;  
THENCE WITH THE COMMON LINE OF SAID PILANT TRACT AND ACROSS LOT 1:  
S 30 DEGREES 19 MINUTES 57 SECONDS E A DISTANCE OF 71.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS, AND  
S 59 DEGREES 41 MINUTES 03 SECONDS W A DISTANCE OF 61.50 FEET TO A 2.5 INCH CHAIN LINK FENCE POST FOUND FOR THE SOUTHWEST CORNER OF THIS ALONG THE EAST RIGHT-OF-WAY OF THE AFOREMENTIONED SOUTH ANDREWS DRIVE;  
THENCE N 30 DEGREES 17 MINUTES 58 SECONDS W A DISTANCE OF 71.02 FEET WITH THE EAST RIGHT-OF-WAY OF SOUTH ANDREWS DRIVE TO THE POINT OF BEGINNING AND CONTAINING 0.100 ACRE

**Original Mortgagee:**  
MERS, INC. AS NOMINEE FOR SWBC MORTGAGE  
CORP.

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

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

**Date of Sale:** JANUARY 4, 2022

**Property County:** MCLENNAN

**Original Trustee:** EDWARD KERSHNER

**Recorded on:** March 14, 2017  
**As Clerk's File No.:** 2017008055  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Kristopher Holub, Aarti Patel, Violet Nunez, Edward Luby,  
Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum,  
Joshua Sanders, Aleena Litton, Matthew Hansen, Sara  
Edgington, Craig Muirhead, Thomas Gilbraith, David Ray,  
Donna Stockman, Brenda Wiggs, David Stockman, Michelle  
Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder,  
Marinosci Law Group PC

**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 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 Kristopher Holub, Aarti Patel, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Sara Edgington, Craig Muirhead, Thomas Gilbraith, David Ray, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, 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, **JANUARY 4, 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 McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701 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 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,

Sammy Hooda

MARINOSCI LAW GROUP PC

By:

SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, Matthew King, the undersigned officer, on this, the 18<sup>th</sup> day of October 2021, 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)

Matthew King  
Notary Public for the State of TEXAS

My Commission Expires: 07/16/2024

Matthew King  
Printed Name and Notary Public