

Our Case No. 18-12739-FC-2

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LAMPASAS

Deed of Trust Date:
October 12, 2016

Property address:
3 SAMAC LANE
LAMPASAS, TX 76550

Grantor(s)/Mortgagor(s):
ZANE K WILLIAMS AND NANCY WILLIAMS,
HUSBAND AND WIFE

LEGAL DESCRIPTION: BEING LOT NO. THREE (3) IN BLOCK NO. ONE (1) OF SHERWOOD ACRES, AN ADDITION TO THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, AS SHOWN BY THE PLAT OF SAID ADDITION OF RECORD IN CABINET 1, SLIDE 95, PLAT RECORDS, LAMPASAS COUNTY, TEXAS

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

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: AUGUST 2, 2022

Property County: LAMPASAS

Original Trustee: GREGORY GRAHAM

Recorded on: October 13, 2016
As Clerk's File No.: 165143
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz,
Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy
Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua
Sanders, Aleena Litton, Matthew Hansen, Auction.com, Sara
Edgington, Thomas Gilbraith, Michelle Jones, Angela
Zavala, Richard Zavala Jr., Sharlet Watts, 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 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 Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Sara Edgington, Thomas Gilbraith, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts, 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, **AUGUST 2, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 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 Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550 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, *May 23 2022*

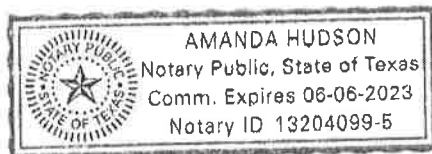
MARINOSCI LAW GROUP, PC

By: *[Signature]*
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Amanda Hudson* the undersigned officer, on this, the *23rd* day of *2022* 2022, 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)



Amanda Hudson
Notary Public for the State of TEXAS

My Commission Expires: *6-6-2023*
Amanda Hudson
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 18-12739

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

CAUSE NO. 21854

PENNYMAC LOAN SERVICES, LLC
PLAINTIFF

V.

NANCY WILLIAMS, THE UNKNOWN
HEIRS OF ZANE KNUTE WILLIAMS,
AND 3 SAMAC LANE, LAMPASAS, TX
76550, *IN REM*
DEFENDANTS

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IN THE DISTRICT COURT

OF LAMPASAS COUNTY, TEXAS

27th JUDICIAL DISTRICT

**FINAL JUDGMENT ON PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT
AGAINST DEFENDANT NANCY WILLIAMS, AND SUMMARY JUDGMENT
AGAINST DEFENDANTS THE ESTATE OF ZANE KNUTE WILLIAMS, AND THE
UNKNOWN HEIRS OF ZANE KNUTE WILLIAMS**

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After reviewing PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT AGAINST DEFENDANT NANCY WILLIAMS, AND SUMMARY JUDGMENT AGAINST DEFENDANTS THE ESTATE OF ZANE KNUTE WILLIAMS, THE UNKNOWN HEIRS OF ZANE KNUTE WILLIAMS ("Motion"), the pleadings, the affidavits and the arguments of counsel, the Court finds:

1. PennyMac Loan Services, LLC ("Plaintiff"), its successors in interest or assigns, appeared through its attorney of record. Defendant Daniel Chris Quintero was served by publication and personal process service and Defendant Nancy Williams was personally served with process. The Unknown Heirs of Zane Knute Williams ("Deceased Mortgagor") were served by publication. The Proof/Return of Service and Publisher's Affidavit were on file with this Court for at least ten (10) days before this judgment was rendered; the deadline for the



Defendant to file an answer has passed, but Defendant Nancy Williams has not filed an answer or entered an appearance in the case; Kirkland A. Fulk, the Court-appointed attorney ad litem, filed an Answer on behalf of the Unknown Heirs of Deceased Mortgagor on May 10, 2021. Deceased Mortgagor and Defendant are not members of the United States Military, and the damages in Plaintiff's petition are liquidated and proven by a written instrument. The Court determined it had jurisdiction over the subject matter and the parties in this proceeding.

2. Plaintiff is the current "notcholder", as the term is defined in Texas Property Code §51.001, of a Note and secured the real property ("Property") commonly known as 3 Samac Lane, Lampasas, TX 76550. The legal description of the Property is:

BEING LOT NO. THREE (3) IN BLOCK NO. ONE (1) OF SHERWOOD ACRES, AN ADDITION TO THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, AS SHOWN BY THE PLAT OF SAID ADDITION OF RECORD IN CABINET 1, SLIDE 95, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

3. Defendant is the only known heir-at-law of Deceased Mortgagor and was vested with Deceased Mortgagor's interest in the Property upon the death of Deceased Mortgagor.

4. Plaintiff will enforce its security interest pursuant to the Note and Tex. Prop. Code §51.002.

IT IS THEREFORE ORDERED that Plaintiff, or its successors or assigns in interest, shall enforce the Note default by foreclosing the security interest encumbering the Property pursuant to the Deed of Trust or Texas Property Code §51.002.

IT IS FURTHER ORDERED that this Final Judgment on Plaintiff's Motion for Default Judgment and Summary Judgment serves as an Order of Foreclosure in accordance with Texas Rule of Civil Procedure 735.

IT IS FURTHER ORDERED that a copy of this Final Judgment shall be sent to Defendants with the notice of the date, time and place of the foreclosure sale.



IT IS FURTHER ORDERED that Plaintiff may communicate with the Defendant and third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that if Defendant is represented by counsel, the notice of foreclosure sale shall also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that Plaintiff shall file a certified copy of this Final Judgment in the real property records of the county where the Property is located within ten (10) business days after the entry of this Final Judgment; however, failure to timely record this Final Judgment shall not affect the validity of the foreclosure and defeat the presumption of Texas Constitution Article XVI, §50(i).

IT IS THEREFORE ORDERED that the Defendant shall be divested of all rights, title, interest, and possession in and of the Property upon non-judicial foreclosure;

IT IS THEREFORE ORDERED that upon the non-judicial foreclosure sale ordered above is held, the purchaser of the property at the non-judicial foreclosure sale shall be vested and quieted with all rights, title, interest and possession in and of the Property;

IT IS THEREFORE ORDERED that if a person occupying the Property fails to surrender the possession of the premises after foreclosure, Plaintiff, or its successor in interest, shall be entitled to Writ of Possession issued in accordance with Tex. R. Civ. P. 310; and

IT IS FURTHER ORDERED that as part of the costs of court, and payable by Plaintiff, attorney ad litem, Kirkland A. Fulk, is hereby granted the sum of Three Hundred Dollars and Zero Cents (\$300.00) for professional services rendered, payable within thirty (30) days of the signing of this judgment, and that Kirkland A. Fulk is discharged as attorney ad litem in this cause.



IT IS THEREFORE ORDERED all other costs of court are to be paid by the party by whom incurred.

IT IS THEREFORE ORDERED Plaintiff is entitled to all writs necessary to enforce this Judgment.

All relief requested by any party not expressly granted herein is hereby DENIED. This judgment is final, disposes of all claims and parties, and is appealable.


SIGNED this _____ day of April 07 2022 2021.


JUDGE PRESIDING

SUBMITTED BY:

By: /s/ Christopher K. Baxter
Christopher K. Baxter
State Bar No.: 90001747
Marinosci Law Group, P.C.
dba Marinosci & Baxter
2743 Dallas Parkway, Suite 750
Dallas, TX 75254
Telephone: (972) 331-2300
Facsimile: (972) 331-5240
Email: cbaxter@mlg-defaultlaw.com
Attorney for Plaintiff

AGREED BY:

By: 
Kirkland A. Fulk
State Bar No.: 00784089
P.O. Box 1049
Goldwaithe, TX 76844
Telephone: (325) 985-3381
Facsimile: (325) 985-3373
Email: kirkfulk@centex.net
Attorney Ad Litem



190388

FILED FOR RECORD

4:15 pm
JAN 21 2022

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS

C. J. Donnell DEPUTY

THE STATE OF TEXAS
COUNTY OF LAMPASAS }

I, Connie Hartmann CLERK OF THE

County Court in and for the County do hereby certify that the foregoing instrument
with its certificate of authentication was filed for
record in my office the 21st day of January 2022 at 4:15 o'clock PM
and duly Recorded the 21st day of January 2022 at 4:25 o'clock PM
deed Records of said County, in Vol 594 on page 23-27

WITNESS my head and seal of the County Court of said County, at office in Lampasas, Texas
the day and year last above written

C. J. Donnell Deputy

Connie Hartmann Clerk
Clerk, County Court, Lampasas County, Texas

The document to which this certificate is affixed
is a full, true, and correct copy of the original on
file and of record in my office

Attest date: 1/21/2022

Edith Wagner Harrison, District Clerk
Lampasas, TX



By: [Signature]
Deputy

FILED

26th day of May 2022
Connie Hartmann
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY _____ DEPUTY

725 COUNTY ROAD 3081
LAMPASAS, TX 76550

00000008894669

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

1. Date, Time, and Place of Sale.

Date: August 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: WEST ENTRANCE DOOR TO THE LAMPASAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 10, 2006 and recorded in Document CLERK'S FILE NO. 124478 real property records of LAMPASAS County, Texas, with WALLACE E FRAZIER AND LISA FRAZIER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WALLACE E FRAZIER AND LISA FRAZIER, securing the payment of the indebtednesses in the original principal amount of \$114,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LAMPASAS County Clerk and caused to be posted at the LAMPASAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

725 COUNTY ROAD 3081
LAMPASAS, TX 76550

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LAMPASAS

EXHIBIT "A"

LOT SEVEN (7), BLOCK TWO (2), CRIPPLE CREEK, LAMPASAS COUNTY, TEXAS AS SHOWN ON PLAT OF RECORD IN CABINET 1, SLIDE 176, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSE.

FILED
7th day of July 20 22
Connie Hartmann
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY af Wilson DEPUTY