

2025-0088

Filed for Record

This, the 5th day of March 20 25
at 3:55 o'clock P M
Natalie Carson
NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Danila L. Banda
DEPUTY

Our Case No. 25-00613-FC

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

THE STATE OF TEXAS
COUNTY OF DEWITT

Deed of Trust Date:
March 31, 2023

Property address:
708 E NEWMAN ST
CUERO, TX 77954

Grantor(s)/Mortgagor(s):
MATTHEW J. ARMER AND BRITTANY L.
ARMER, HUSBAND AND WIFE

LEGAL DESCRIPTION: ALL that certain parcel of land situate in the County of DeWitt, State of Texas, being known and designated as:

BEING a 0.13 acre tract situated in the Jose Antonio Valdez y Gonzales League, Abstract 47, DeWitt County, Texas, being a part of Lot 14, Block 22 of the Morgantown Addition to the City of Cuero, recorded in Volume 75, Page 400 of the Deed Records of DeWitt County, Texas, and being all of that certain called 5844.13 square foot tract conveyed in a Warranty Deed with Vendors Lien dated June 23, 2003 from Peggy Pick Spears to Equity Trust Company, custodian FBO Cynthia Jo Smith, recorded in Volume 131, Page 326 of the Official Records of DeWitt County, Texas, said 0.13 acre tract being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod set, with yellow cap stamped URBAN SURVEYING INC., in the northeast right-of-way line of Newman Street, in the southwest line of said Lot 14, for the south corner of a certain tract conveyed in a deed to Equity Trust Company, custodian FBO Cynthia J. Smith et al, recorded in Instrument #135579 of the Official Records of said County, for the west corner of said called 5844.13 acre tract and the herein described tract, said 5/8 inch steel rod set, with yellow cap, being located, South 65°30'00" East, a distance of 57.00 feet from a found 5/8 inch steel rod for the west corner of said Lot 14;

THENCE, with the southeast line of said Equity Trust Company tract, North 24°30'00" East, a distance of 100.96 feet to a point in the southwest line of a certain tract, styled Tract Two, conveyed in a deed to Aurelio Lugo, recorded in Instrument #141651 of the Official Records of said County, for the north corner of said called 5844.13 square foot tract and the herein described tract, said point being located, South 81°19'23" East, a distance of 0.20 feet from a found 5/8 inch steel rod;

THENCE, with the southwest line of said tract, styled Tract Two, South 68°39'10" East, a distance of 57.09 feet to a point in the southeast line of said Lot 14, in the northwest line of Lot 16, Block 22, in the northwest line of a certain tract, styled Tract One, conveyed in a deed to Mark Vincent Henneke, recorded in Instrument #141537 of the Official Records of said County, for the east corner of said called 5844.13 square foot tract and the herein described tract, said point being located, South 39°37'55" East, a distance of 0.26 feet from a found 5/8 inch steel rod;

THENCE, with the northwest line of said tract, styled Tract One, South 24°30'00" West, at 1.10 feet pass a point for the north corner of Lot 17, Block 22 and for the north corner of a certain tract, styled Tract Two, conveyed in said deed to Mark Vincent Henneke, recorded in Instrument #141537 of the Official Records of said County, continuing for a total distance of 104.10 feet to a 5/8 inch steel rod set, with yellow cap, in the northeast right-of-way line of said Newman Street, for the west corner of said Lot 17, for the west corner of said tract, styled Tract Two, for the south corner of said Lot 14, for the south corner of said called 5844.13 square foot tract and the herein described tract, said 5/8 inch steel rod set, with yellow cap, being located, North 65°15'45" East, a distance of 0.57 feet from a found 5/8 inch steel rod;

THENCE, with the northeast right-of-way line of said Newman Street, North 65°30'00" West, a distance of 57.00 feet to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 0.13 acre of land more or less.

Original Mortgagee:

MERS INC., AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC
DBA VETERANS UNITED HOME LOANS

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:

PENNYMAC LOAN SERVICES, LLC

Date of Sale: APRIL 1, 2025

Property County: DEWITT

Original Trustee: SCOTT R. VALBY

Recorded on: April 3, 2023

As Clerk's File No.: 144088

Mortgage Servicer:

PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:

Adolfo Rodriguez, Alexis Mendoza, Arnold
Mendoza, Bill Larew, Leslye Evans, Sandra
Mendoza, Sarah Mays, Susan Sandoval,
Marinosci Law Group PC

Substitute Trustee Address:

c/o Marinosci Law Group, P.C.
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 Adolfo Rodriguez, Alexis Mendoza, Arnold Mendoza, Bill Larew, Leslye Evans, Sandra Mendoza, Sarah Mays, Susan Sandoval, 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 1, 2025** 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 DeWitt County Courthouse, 307 North Gonzales Street, Cuero, TX 77954 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, 2/25/25

MARINOSCI LAW GROUP, P.C.

By: _____

SAMMY HOODA

MANAGING ATTORNEY

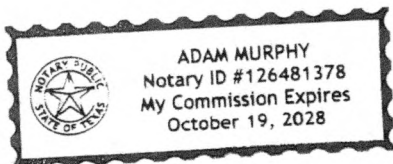
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 25 day of FEB 2025, 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: 10-19-28

ADAM MURPHY

Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES,
LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 25-00613

Return
to:

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