

Application Scurry Co Clerk  
MAR 9 2023 10:59

Our Case No. 21-03824-FC-2

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF SCURRY

**Deed of Trust Date:**  
June 16, 2017

**Property address:**  
3807 GARY BREWER RD  
SNYDER, TX 79549-0000

**Grantor(s)/Mortgagor(s):**  
ADAM D GUNTER, SINGLE MAN

**LEGAL DESCRIPTION:** BEING A 1.002 ACRE TRACT OF LAND BEING SITUATED IN TRACT 50 OF THE GRIMES RANCH LAND, DALLAS TRUST AND SAVINGS BANK SUBDIVISION, IN SECTION 38, KIRKLAND & FIELD SURVEY, ABSTRACT NO. 504. SCURRY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 1.005 ACRE TRACT AS DESCRIBED IN A DEED FROM JOHN STEGALL ET UX TO CORY JOHN TRUJILLO ET UX, DATED JANUARY 26, 2004, RECORDED IN VOLUME 542, PAGE 175, DEED RECORDS, SCURRY COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS: BEGINNING: AT A 1/2" IRON PIPE (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 1.005 ACRE TRACT, AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.999 ACRE TRACT AS DESCRIBED IN VOLUME 694, PAGE 338, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF GARY BREWER ROAD. FROM WHICH A 1/2" IRON PIPE (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 0.999 ACRE TRACT BEARS SOUTH 88° 33'36" EAST, A DISTANCE OF 106.58 FEET, AND FROM WHICH THE CALLED NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT 50 BEARS SOUTH 88° 33'39" EAST, A DISTANCE OF 381.15 FEET, AND NORTH 02° 04'55" EAST, A DISTANCE OF 3730 FEET; THENCE: SOUTH 01° 34'37" WEST, FOR A DISTANCE OF 407.55 FEET, WITH THE WEST BOUNDARY LINE OF SAID 0.999 ACRE TRACT, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") AT THE SOUTHEAST CORNER OF SAID 1.005 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.999 ACRE TRACT; THENCE: NORTH 88°27'39" WEST, FOR A DISTANCE OF 107.69 FEET, TO A 1/2" IRON PIPE (FOUND) AT THE SOUTHWEST CORNER OF SAID 1.005 ACRE TRACT, BEING IN THE WEST BOUNDARY LINE OF THAT CERTAIN CALLED 10 ACRE TRACT DESCRIBED AS TRACT ONE IN VOLUME 495, PAGE 832; THENCE: NORTH 01°43'50" EAST, FOR A DISTANCE OF 40736 FEET, WITH THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED 10 ACRE TRACT, TO A 60D NAIL (FOUND ON THE NORTH SIDE OF AN 8" WOOD POST) AT THE NORTHWEST CORNER OF SAID 1.005 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 10 ACRE TRACT, BEING IN THE SOUTH RIGHT- OF-WAY LINE OF GARY BREWER ROAD; THENCE: SOUTH 88° 33'43" EAST, FOR A DISTANCE OF 106.60 FEET, WITH THE SOUTH RIGHT-OF-WAY LINE OF GARY BREWER ROAD, BACK TO THE PLACE OF BEGINNING AND CONTAINING 1.002 ACRES OF LAND.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 01:00 PM

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

**Date of Sale:** APRIL 4, 2023

**Property County:** SCURRY

**Original Trustee:** SCOTT R. VALBY

**Recorded on:** June 16, 2017  
**As Clerk's File No.:** 2017-20171810  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Terry Browder, Laura Browder, Jamie Osborne, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Auction.com, 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 Terry Browder, Laura Browder, Jamie Osborne, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Auction.com, 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 4, 2023 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 Scurry County Courthouse, 1806 25th Street, Snyder, TX 79549 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.

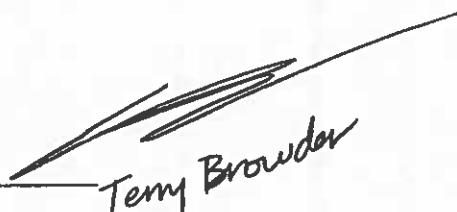
**ACTIVE MILITARY SERVICE NOTICE**

**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, 3/7/23

MARINOSCI LAW GROUP PC

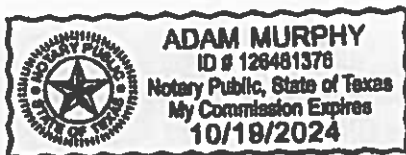
By:   
SAMMY HOODA  
MANAGING ATTORNEY

  
Terry Browder

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 7 day of MARCH 2023, 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. 21-03824**

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

11/11/2021 10:00:00 AM