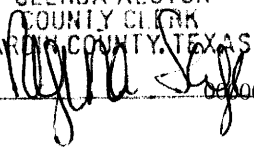


FILED FOR RECORD

2019 MAY 17 PM 3:10

GLENDAL ALSTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY  0000008393993

7238 FM 92  
SILSBEE, TX 77656

**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 06, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN 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 August 03, 2004 and recorded in Document VOLUME 1456, PAGE 812 real property records of HARDIN County, Texas, with DAVID L MATTAROCCHI AND EDWINA M MATTAROCCHI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID L MATTAROCCHI AND EDWINA M MATTAROCCHI, securing the payment of the indebtednesses in the original principal amount of \$54,051.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361



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 AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON OR GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY OR CRYSTAL ARSIAGA 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.



Shawnika Harris

**Certificate of Posting**

My name is Margie Allen, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-17-19 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.

Margie Allen

Declarants Name: Margie Allen

Date: 5-17-19

0000008393993

HARDIN

**EXHIBIT "A"**

BEING A 3.239 ACRE TRACT OF LAND, MORE OR LESS, IN THE G.W. BROOKS LEAGUE, ABSTRACT NUMBER 4 IN HARDIN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED FROM SUZANNE BARFIELD TO RUSSELL CHANNING DOIRON AND KEELY JANELLE DOIRON IN DEED DATED MARCH 31, 1995 AND RECORDED IN VOLUME 1043, PAGE 370 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, WITH SAID 3.239 ACRE TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT 3.86 ACRE TRACT CONVEYED TO EMMA CRAVEY IN DEED RECORDED IN VOLUME 480, PAGE 292 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND BEING IN THE EAST RIGHT OF WAY LINE OF F.M. HIGHWAY 92;

THENCE NORTH 85 DEGREES 26'52" EAST WITH THE NORTH LINE OF THIS TRACT AND THIS SOUTH LINE OF SAID CRAVEY 3.86 ACRE TRACT A DISTANCE OF 811.52 FEET (DEED CALLED N 85 DEGREES 24'21" E 811.69 FEET) TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 3.86 ACRE TRACT;

THENCE SOUTH 02 DEGREES 29'37" EAST WITH THE EAST LINE OF THIS TRACT A DISTANCE OF 208.17 FEET (DEED CALLED S 02 DEGREES 32'01" EAST 208.12 FEET) TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT 3.86 ACRE TRACT CONVEYED TO LLOYD PHILLIPS IN DEED RECORDED IN VOLUME 488, PAGE 212 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE SOUTH 85 DEGREES 30'45" WEST WITH THE SOUTH LINE OF THIS TRACT AND THE NORTH LINE OF SAID PHILLIPS 3.86 ACRE TRACT A DISTANCE OF 548.36 FEET (DEED CALLED S 85 DEGREES 28'42" W 548.65 FEET) TO A 1/2 INCH IRON PIPE FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF SAID TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT 0.633 ACRE TRACT CONVEYED TO CURTIS W. CZAJKOWSKI IN DEED RECORDED IN VOLUME 1245, PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 49' 32" WEST WITH AN INTERIOR LINE OF THIS TRACT AND THE EAST LINE OF SAID 0.633 ACRE TRACT A DISTANCE OF 103.76 FEET (DEED CALLED N 01 DEGREE 47' 02" W 103.66 FEET) TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 0.633 ACRE TRACT;

THENCE SOUTH 85 DEGREES 34'53" WEST WITH AN INTERIOR LINE OF THIS TRACT, SAME BEING THE NORTH LINE OF SAID 0.633 ACRE TRACT A DISTANCE OF 264.36 FEET (DEED CALLED S 85 DEGREES 34' 53" W 265.09 FEET) TO A 1/2 INCH IRON PIPE FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 0.633 ACRE TRACT, AND BEING IN THE EAST RIGHT OF WAY LINE OF F.M. HIGHWAY 92;

THENCE NORTH 02 DEGREES 28' 13" WEST WITH THE WEST LINE OF THIS TRACT AND THE EAST RIGHT OF WAY LINE OF F.M. HIGHWAY 92 A DISTANCE OF 103.23 FEET TO THE PLACE OF BEGINNING.

SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 3.239 ACRES OF LAND, MORE OR LESS.