



UG-165-2018-2813

LF No. 17-11432

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

THE STATE OF TEXAS
COUNTY OF CHAMBERS

Deed of Trust Date:
AUGUST 3, 2016

Property address:
3506 BRIDGETTE LANE
BAYTOWN, TX 77523

Grantor(s)/Mortgagor(s):
LARRY ASHLEY AND JANESSA ASHLEY, HUSBAND
AND WIFE

LEGAL DESCRIPTION: A TRACT OR PARCEL
CONTAINING 0.690 ACRES (30,055 SQUARE FEET) OF
LAND IN THE WILLIAM HODGES LEAGUE, ABSTRACT
NO. 13, IN CHAMBERS COUNTY, TEXAS, BEING OUT
OF AND A PART OF A 1.375 ACRE TRACT CONVEYED
FROM BEVERLY MCDANIEL PFEUFFER TO FRANCES
SMUDRICKS DESCRIBED VOLUME 247, PAGE 548, OF
THE OFFICIAL PUBLIC RECORDS OF CHAMBERS
COUNTY, SAID 0.690 ACRE TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE
BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE, NAD 83, AND
BEING MORE PARTICULARLY DESCRIBED IN
EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR
AMERICAN FINANCIAL NETWORK, INC., DBA: ORION
LENDING, its successors and assigns

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 01/02/2019

Recorded on: AUGUST 4, 2016

Original Trustee: GREGORY S. GRAHAM

Property County: CHAMBERS
As Clerk's File No.: 114652
Volume: 1670
Page: 464

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
TOMMY JACKSON, RON HARMON, TIFFANY BEGGS,
CAROLYN CICCIO, AMY BOWMAN, REID RUPLE,
KATHLEEN ADKINS, EVAN PRESS, REVA ROUCHON-
HARRIS, RENEE SPEIGHT, IAN MOSER, STEPHANIE
KOHLER, CATRENA WARD, KIM HINSHAW,
BENJAMIN GRIESINGER

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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 MARINOSCI LAW GROUP, P.C., TOMMY JACKSON,
RON HARMON, TIFFANY BEGGS, CAROLYN CICCIO, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN
PRESS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, IAN MOSER, STEPHANIE KOHLER, CATRENA WARD, KIM
HINSHAW, BENJAMIN GRIESINGER, 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;

Wednesday

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday~~ ^{Wednesday} JANUARY 2, 2019 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 in the area of the Courthouse 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, October 22, 2018

MARINOSCI LAW GROUP, PC
By: Melina Gomez Tompkins
~~TIEANNA KING~~/MELISSA GUERRA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner the undersigned officer, on this, the 22ND day of October 2018, (insert name of notary) personally appeared ~~TIEANNA KING~~/MELISSA GUERRA, known to me, who identified herself/himself to be the MANAGING PARALEGAL 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)



Pamela Milliner
Notary Public for the State of TEXAS
My Commission Expires 12/7/19
Pamela Milliner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 17-11432

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

2016 BK VOL PG
114652 OR 1670 474

EXHIBIT 'A'

File No.: 43248-GAT71 (MG)
Property: 3506 Bridgette Lane, Baytown, TX 77523

A TRACT OR PARCEL CONTAINING 0.690 ACRES (30,055 SQUARE FEET) OF LAND IN THE WILLIAM HODGES LEAGUE, ABSTRACT NO. 13, IN CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A 1.375 ACRE TRACT CONVEYED FROM BEVERLY MCDANIEL PFEUFFER TO FRANCES SMUDRICKS DESCRIBED VOLUME 247, PAGE 548, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 0.690 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF CROWN COLONY SUBDIVISION RECORDED IN VOLUME A, PAGE 107 OF THE CHAMBERS COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THE CHRISTOPHER COTTER 1.85 ACRE TRACT DESCRIBED IN VOLUME 941, PAGE 270 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE SOUTHEAST CORNER OF SAID 1.375 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 16 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID CROWN COLONY SUBDIVISION AND THE SOUTHEAST LINE OF SAID 1.375 ACRE TRACT, A DISTANCE OF 150.83 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE LINDA HICKS 0.342 ACRE TRACT DESCRIBED IN VOLUME 1245, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 34 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID LINDA HICKS 0.342 ACRE TRACT, A DISTANCE OF 199.07 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF BRIDGETT LANE (70 FOOT RIGHT OF WAY), AND THE NORTH LINE OF SAID 1.375 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID LINDA HICKS 0.342 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 57 DEGREES 04 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BRIDGETT ROAD AND THE NORTH LINE OF SAID 1.375 ACRE TRACT, A DISTANCE OF 150.81 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID CHRISTOPHER COTTER 0.085 ACRE TRACT, BEING THE NORTHEAST CORNER SAID 1.375 ACRE AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 11 MINUTES 48 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CHRISTOPHER COTTER 0.85 ACRE TRACT, A DISTANCE OF 199.60 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.690 ACRES OF LAND, MORE OR LESS.

A.P.N. 25091

FILED FOR RECORD IN:

Chambers County

ON: AUG 04, 2016 AT 12:20P

AS A(H) Public Records

Heather H. Hawthorne, COUNTY CLERK

CLERK NUMBER 114652 PAGES 11

AMOUNT: 66.00

RECEIPT NUMBER 16006605

BY JPITTS

STATE OF TEXAS Chambers County COUNTY: TEX
AS STAMPED HEREON BY ME. AUG 04, 2016

Heather H. Hawthorne, COUNTY CLERK

Recorded:

J.Pitts

11 - GREAT AMERICAN TITLE
SEE ABOVE

43248-GAT71

1 of 1

Title Data, Inc. SV TDI46381 CH 2016114652.01

FILED FOR RECORD IN:

Chambers County

On: 10/26/2018 10:55:21 AM

Doc Number: 2018 - 2813

Number of Pages: 3

Amount: 10.00

Order#: 20181026000011

By: LB



Heather H. Hawthorne, County Clerk

Recorded:

Leslie Borne