

Our File No. 21-03267

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

THE STATE OF TEXAS
COUNTY OF ROBERTSON

Filed for Record in:
Robertson County
On: Nov 08, 2021 at 08:34A
By: Kadie Burns

Deed of Trust Date:
November 2, 2017

Property address:
206 BARTON ST
HEARNE, TX 77859

Grantor(s)/Mortgagor(s):
MARCUS J MASSEE AND JENNIFER N MASSEE,
HUSBAND AND WIFE

LEGAL DESCRIPTION: Being Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), in Block Forty-Four (44) in the City of Hearne, Robertson County, Texas; and the south ten feet (10') of the alley in said Block adjoining the north end of Lots 6-10 in Block 44, according to the map and plat of said City recorded in Volume 40, Page 193, Deed Records of Robertson County, Texas; and being the same property described in Deed dated March 14, 2014 from Baylor Carrington and wife, Glenice N. Carrington, to Patrick J. Galan, Sr. and wife, Betty A. Galan, recorded in Volume 1230, Page 780, Official Public Records of Robertson County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC ITS SUCCESSORS AND ASSIGNS TO MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL

Date of Sale: DECEMBER 7, 2021

Property County: ROBERTSON

Original Trustee: GREGORY S. GRAHAM

Recorded on: November 3, 2017
As Clerk's File No.: 20173095
Mortgage Servicer:
MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL

Substitute Trustee:
Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Harriett Fletcher, Kristopher Hohub, Aarti Patel, Kathleen Adkins, Reid Ruple, Auction.com, David Sims, 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 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 Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Harriett Fletcher, Kristopher Hohub, Aarti Patel, Kathleen Adkins, Reid Ruple, Auction.com, David Sims, 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

Posted by: Sharon St. Pierre
11/8/2021 Sharon St. Pierre
Substitute Trustee



I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 08 day of November, 2021 at 8:30 pm.
Stephanie M. Sanders, Robertson County Clerk
by: K Burns

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, DECEMBER 7, 2021 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 Robertson County Courthouse, 103 E. Morgan Street, Franklin, TX 77856 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.

MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL, 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, 11/4/21

MARINOSCI LAW GROUP, PC

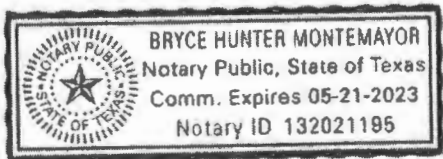
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me Bryce Hunter Montemayor, the undersigned officer, on this, the 4 day of November 2021, 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)

[Signature]
Notary Public for the State of TEXAS



My Commission Expires: 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL
500 SOUTH BROAD STREET, SUITE #100A
MERIDEN, CT 06450
Our File No. 21-03267

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