

FILED  
AT 2:11 O'CLOCK P.M.

SEP 25 2025

RTS 2667  
Our Case No. 24-02516-FC-3

Janice Newton  
COUNTY CLERK, CORYELL CO., TEXAS

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

THE STATE OF TEXAS  
COUNTY OF CORYELL

**Deed of Trust Date:**  
December 30, 2021

**Property address:**  
500 S 5TH ST  
GATESVILLE, TX 76528

**Grantor(s)/Mortgagor(s):**  
JORGE EDUARDO MEDRANO-MELENDZ, A  
SINGLE PERSON

**LEGAL DESCRIPTION:** BEING a 0.166 acre tract of land situated in the C. CAZANOBA SURVEY, ABSTRACT No. 150, Coryell County, Texas and being a part or portion of that certain Lot 9, Block 97, Original Town of Gatesville, Carrell County, Texas and being all of that certain tract of land described in a Warranty Deed with Vendor's Lien dated October 16, 2000 from Floyd L. Williams and wife, Julia B. Williams to Luls E. Lobo and wife, Dolores Lobo and being of record in Document No. 136549, Official Public Records of Coryell County, Texas as occupied and evidenced on the ground and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found being the southwest corner of the said Lobo tract and being the southwest corner of the said Lot 9, Block 97 and being in the east right-of-way line of South 5th Street and being the northwest corner of Lot 10, said Block 97 for corner;

THENCE N.00° 14' 50" W. 119.53 feet departing the said Lot 10 and with the west boundary line of the said Lot 9 and the evidenced west boundary line of the said Lobo tract and with the said east right-of-way line to a fence corner post found being the occupied and evidenced most westerly northwest corner of the said Lobo tract for corner;

THENCE N.29°40' 58" E., 4.57 feet continuing with the said east right-of-way line and with an existing fence line and with the boundary line of the said Lobo tract and with the boundary line of the said Lot 9 to a fence corner post found being the occupied and evidenced most northerly northwest corner of the said Lobo tract and being the most northerly northwest corner of the said Lot 9 and being at the intersection of the said east right-of-way line and the south right-of-way line of Pidcoke Street for corner;

THENCE N. 89° 41' 01" E., 55.20 feet departing the said east right-of-way line and with the said south right-of-way line and with an existing fence line and with the north boundary line of the said Lobo tract and with the north boundary kune of the said Lot 9 to a fence corner post found being the occupied and evidenced northeast corner of the said Lobo tract and from which a 5/8" iron red found bears N. 80° 20' 04" E., 69.38 feet for corner;

THENCE S. 01° 25' 16" E., 123.09 feet departing the said south right-of-way line and the said north boundary line of Lot 9 and over and across the said Lot 9 and with the east boundary line of the said Lobo tract and with an existing fence line to a 1/2" iron rod with cap stamped "RPLS 2475" set near a fence corner post being the southeast corner of the said Lobo tract and being in the south boundary line of the said Lot 9 and being in the north boundary line of the aforementioned Lot 10 for corner

THENCE S. 89° 28' 42" W., 60.00 feet with the south boundary line of the said Lobo tract and with the south boundary line of the said Lot 9 and with the north boundary line of the said Lot 10 to the Point of BEGINNING and containing 0.166 acres of land.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS  
NOMINEE FOR WALLICK AND VOLK, INC ITS  
SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

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

**Date of Sale:** DECEMBER 2, 2025

**Property County:** CORYELL

**Original Trustee:** CARLIE C. GAUSE

**Recorded on:** December 30, 2021  
**As Clerk's File No.:** 347305  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Xome Inc., Tejas Corporate Services, LLC, Resolve  
Trustee Services, LLC, 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 Xome Inc., Tejas Corporate Services, LLC, Resolve Trustee Services, LLC, 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, DECEMBER 2, 2025** 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 at the Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 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, 9/23/25

MARINOSCI LAW GROUP, P.C.

By: 

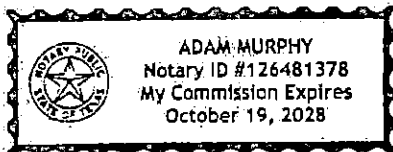
SAMMY HOODA  
MANAGING ATTORNEY

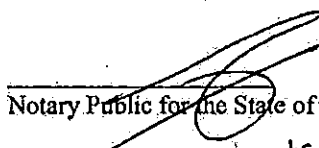
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 23 day of SEPT 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. 24-02516

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