

NO. _____ TIME 11:35 AM

MAR 12 2026

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS
By 

Our Case No. 25-02568-FC-2

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

THE STATE OF TEXAS
COUNTY OF TYLER

Deed of Trust Date:
October 25, 2021

Property address:
1267 COUNTY RD 1020
WOODVILLE, TX 75979

Grantor(s)/Mortgagor(s):
JOSE MANUEL CARPIO, A MARRIED MAN WHO
ACQUIRED TITLE AS AN UNMARRIED MAN
JOINED BY SPOUSE DESARAE S. SMITH

LEGAL DESCRIPTION: 0.348 ACRE TRACT, E L JENNINGS SURVEY A-405, TYLER COUNTY TEXAS FIELD NOTE DESCRIPTION OF A 0.348 ACRE TRACT SITUATED IN THE E. L. JENNINGS SURVEY, ABSTRACT 405, TYLER COUNTY, TEXAS AND BEING OUT OF A CALLED 26.127 ACRE TRACT DESCRIBED IN VOLUME 326 PAGE 992 TYLER COUNTY DEED RECORDS (TCDR). THE SAID 0.348 ACRE TRACT BEING THE CALLED 0.348 ACRE TRACT CONVEYED TO DOROTHY TURNER BY DEED RECORDED IN VOLUME 452 PAGE 891 TCDR. THE SAID 0.348 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEARINGS ARE BASED ON THE EAST LINE OF SAID TURNER CALLED 0.348 ACRE TRACT VOLUME 452 PAGE 891 OPRTC, CALLED S 25 DEG 10' 40" E. BEGINNING AT A CONCRETE MONUMENT FOUND IN THE WEST LINE OF THE J. BOURNE CALLED 3.581 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 0.348 ACRE TRACT AND SOUTHEAST CORNER OF THE WALTER DENNIS CALLED 0.06 ACRE TRACT VOLUME 1043 PAGE 468 OFFICIAL PUBLIC RECORDS (OPRTC); THENCE S 25 DEG 10' 40" E 111.77 FEET (CALLED 112.00 FEET) WITH THE EAST LINE OF SAID 0.348 ACRE TRACT AND WEST LINE OF SAID 3.581 ACRE TRACT TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID 0.348 ACRE TRACT AND NORTHEAST CORNER OF THE MARY A. FORTENBERRY CALLED 0.085 ACRE TRACT VOLUME 672 PAGE 982 OPRTC; THENCE S 64 DEG 35' 47" W 126.26 FEET (CALLED S 64 DEG 4V 20" W 126.06 FEET) WITH THE SOUTH LINE OF SAID 0.348 ACRE TRACT AND NORTH LINE OF SAID 0.085 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE EAST RIGHT OF WAY OF COUNTY ROAD 1020 (AKA SPRING VALLEY ROAD) FOR THE SOUTHWEST CORNER OF SAID 0.348 ACRE TRACT AND NORTHWEST CORNER OF SAID 0.085 ACRE TRACT; THENCE N 34 DEG 23' 32" W 113.56 FEET (CALLED N 34 DEG 40' 40" W 113.56 FEET) WITH THE WEST LINE OF SAID 0.348 ACRE TRACT AND EAST RIGHT OF WAY OF SAID COUNTY ROAD 1020 TO A 1X" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 0.348 ACRE TRACT AND SOUTHWEST CORNER OF SAID 0.06 ACRE TRACT, A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF THE WALTER DENNIS CALLED 0.06 ACRE TRACT VOLUME 666 PAGE 839 OPRTC AND SOUTHWEST CORNER OF THE WALTER DENNIS CALLED 0.550 ACRE TRACT VOLUME 474 PAGE 952 TCDR BEARS N 34 DEG 23' 32" W 35.13 FEET; THENCE N 64 DEG 45' 17" E 144.44 FEET (CALLED N 64 DEG 49' 20" F 144.80 FEET) WITH THE NORTH LINE OF SAID 0.348 ACRE TRACT AND SOUTH LINE OF SAID 0.06 ACRE TRACT V -1043 P-468 OPRTC TO THE PLACE OF BEGINNING CONTAINING 0.348 ACRE OF LAND MORE OR LESS. THESE FIELD NOTES ARE BASED ON A PLAT AND AN ON THE GROUND SURVEY MADE BY DONALD E. OGDEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5217, MARCH 9, 2020.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS
NOMINEE FOR PENNYMAC LOAN SERVICES,
LLC, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MAY 5, 2026

Property County: TYLER

Original Trustee: HEATHER MARCHLINSKI

Recorded on: November 12, 2021
As Clerk's File No.: N/A
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee: Keata Smith
Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Keata Smith, Stephanie Hernandez, Tommy Jackson, Marinosci Law Group PC, Resolve Trustee Services, LLC

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, NFPDS-TX LLC, Keata Smith, Stephanie Hernandez, Tommy Jackson, Marinosci Law Group PC, Resolve Trustee Services, LLC, 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, MAY 5, 2026 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 Tyler County Courthouse, 100 West Bluff, Woodville, TX 75979 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.

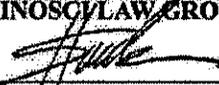
PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement 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: 3/10/26

MARINOSCI LAW GROUP, P.C.

By: 

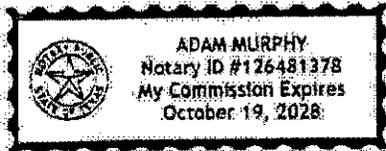
SAMMY HOODA
MANAGING ATTORNEY

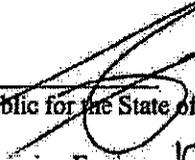
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 10 day of MAR 2026, 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. 25-02568

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