

1510 NORTH WALNUT STREET  
BRADY, TX 76825

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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: February 05, 2019

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

Place: THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 June 19, 2013 and recorded in Document VOLUME 418, PAGE 351, AS AFFECTED BY MODIFICATION IN VOLUME 444 PAGE 1053 real property records of MCCULLOCH County, Texas, with ARNOLD PENA AND JOSEPHINE PENA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ARNOLD PENA AND JOSEPHINE PENA, securing the payment of the indebtedness in the original principal amount of \$91,326.00, 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

  
LINDA REPPER, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPPER, HOWARD WHITNEY, KRISTOPHER HOLUB, PATRICK ZWIERS, JACK BURNS II, OR PAMELA THOMAS  
Substitute Trustees

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Stephen Rawlings and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-14-2019 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.

  
Declarant's Name: Stephen Rawlings  
Date: 1-14-2019

POSTED

JAN 14 2019

Christina A. Jones  
McCulloch County Clerk



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MCCULLOCH



BEING ALL OF LOTS NOS. 20, 21, 22, 23, AND 24, BLOCK NO. 1, FAIRVIEW ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 396, DEED RECORDS, MCCULLOCH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT AND SAID LOT NO. 20 AND ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 19 OF SAID BLOCK NO. 1 AND BEING IN THE EAST LINE OF WALNUT STREET;

THENCE WITH THE NORTH LINE OF THIS TRACT AND SAID LOT NO. 20 AND THE SOUTH LINE OF SAID LOT NO. 19, EAST 120.00 FEET TO AN X SET ON CONCRETE AT FENCE CORNER FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID LOT NO. 20 AND THE SOUTHEAST CORNER OF SAID LOT NO. 19 AND BEING IN THE WEST LINE OF WEST STREET;

THENCE WITH THE EAST LINE OF THIS TRACT AND SAID LOTS NOS. 20, 21, 22, 23, AND 24 AND THE WEST LINE OF SAID WEST STREET, SOUTH AT 60.00 FEET PASS THE COMMON CORNER OF SAID LOTS NOS. 20 AND 21, AT 120.00 FEET PASS THE COMMON CORNER OF SAID LOTS NOS. 21 AND 22, AT 180.00 FEET PASS THE COMMON CORNER OF SAID LOTS NOS. 22 AND 23, AT 240.00 FEET PASS THE COMMON CORNER OF SAID LOTS NOS. 23 AND 24, IN ALL A TOTAL DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID LOT NO. 24 AND THE NORTHEAST CORNER OF LOT NO. 25 OF SAID BLOCK NO. 1;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND SAID LOT NO. 24 AND THE NORTH LINE OF SAID LOT NO. 25, WEST 120.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND NORTHWEST CORNER OF SAID LOT NO. 25 AND BEING IN THE EAST LINE OF SAID WALNUT STREET;

THENCE WITH WEST LINE OF THIS TRACT AND SAID LOTS NOS. 24, 23, 22, 21, AND 20 AND THE EAST LINE OF SAID WALNUT STREET, NORTH AT 60.00 FEET PASS THE COMMON CORNER OF SAID LOTS NO. 24 AND 23, AT 120.00 FEET PASS THE COMMON CORNER OF SAID LOTS NOS. 23 AND 22, AT 180.00 FEET PASS THE COMMON CORNER OF SAID LOTS NOS. 22 AND 21, AT 240.00 FEET PASS THE COMMON CORNER OF SAID LOTS NOS. 21 AND 20, IN ALL A TOTAL DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING.



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