

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

FEB 28 2019

Matter No.: 078304-TX

Date: February 26, 2019

Christine A. Jones  
McCulloch County Clerk

County where Real Property is Located: McCulloch

ORIGINAL MORTGAGOR: CLEMENTE JOEL CAMARILLO, SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS  
NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC dba  
BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 2/15/2018, RECORDING INFORMATION: Recorded on 2/15/2018, as Instrument No. 48978 in Book 454 Page 288

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 0.174 ACRES, MORE OR LESS, OF LAND OUT OF LOT NO.7 AND LOT NO. 8, BLOCK NO. 16 OF THE CROTHERS AND WHITE ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/2/2019**, the foreclosure sale will be conducted in **McCulloch** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

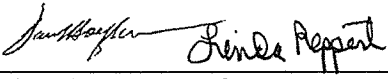
PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

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 above referenced loan.



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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.

By:  Substitute Trustee  
LINDA REPPERT, HOWARD WHITNEY, FREDERICK  
BRITTON, JACK BURNS, PATRICK ZWIERS, STACEY  
BENNETT, DIASHA PERKINS, LINDA REPPERT, JUANITA  
COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS,  
PAUL A. HOEFKER, ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

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## Exhibit A

Being 0.174 acres, more or less, of land out of Lot No. 7 and Lot No. 8, Block No. 16 of the Crothers and White Addition to the City of Brady, McCulloch County, Texas as shown on plat recorded in Volume 16, Page 477 of the Deed Records of McCulloch County, Texas and being all of that certain tract described in Volume 425, Page 720 of the Official Public Records of McCulloch County, Texas; Said 0.174 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in November 2017:

Beginning at a 5/8 inch iron rod found at the Southeast intersection of South Walnut Street and an Alley for Northwest corner of said Block No. 16 the Northwest corner of said Lot No. 8 and the Northwest corner hereof;

Thence South  $89^{\circ} 09' 40''$  East a distance of 100.61 feet along the South line of said Alley, the North line of said Block No. 16, the North line of said Lot No. 8 and the North line of said Lot No. 7 to a calculated point for the Northwest corner of Lot No. 6 of said Volume 16, Page 477, the Northwest corner of that certain 0.222 acre tract described in Volume 440, Page 796 of said Official Public Records, the Northeast corner of said Lot No. 7 and the Northeast corner hereof from which a 2 inch pipe fence corner bears North  $80^{\circ} 47' 20''$  West a distance of 1.52 feet and a 1/2 inch iron rod capped found at the Southwest intersection of said Alley and South Cypress Street for the Northwest corner of said Block No. 16 the Northeast corner of Lot No. 5 of said Block No. 16 and the Northeast corner of said 0.222 acre tract bears South  $89^{\circ} 09' 40''$  East a distance of 100.61 feet;

Thence South  $01^{\circ} 09' 40''$  West a distance of 75.09 feet along the common line of said Lot No. 6 and Lot No. 7 and the West line of said 0.222 acre tract to a calculated point for the Northeast corner of that certain tract described in Volume 170, Page 93 of said Deed Records and the Southeast corner hereof from which a 2 inch pipe fence corner bears North  $89^{\circ} 48' 56''$  West a distance of 0.72 feet and a 1/2 inch iron pipe found bears South  $02^{\circ} 14' 46''$  West a distance of 20.76 feet;

Thence North  $89^{\circ} 09' 40''$  West a distance of 100.90 feet crossing said Lot No. 7 and said Lot No. 8 along the North line of said Volume 170, Page 93 to a 5/8 inch iron rod found in the East line of said South Walnut Street, the West line of said Block No. 16 and the West line of said Lot No. 8 for the Northwest corner of said Volume 170, Page 93 and the Southwest corner hereof;

Thence North  $01^{\circ} 14' 07''$  East a distance of 75.09 feet along the East line of said South Walnut Street, the West line of said Block No. 16 and West line of said Lot No. 8 to the point of beginning, containing 0.174 acres of land, more or less.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

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