

2023-029

Filed for Record

This, the 3rd day of Nov. 2023
at 10:00 o'clock A M

23-03171
106 WASHINGTON ST, CUERO, TX 77954

Natalie Carson
NATALIE CARSON, COUNTY CLERK OF
DEWITT County, Texas
Hanella Mendy Banda
DEPUTY

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOTS NO. THIRTEEN (13) AND FOURTEEN (14), BLOCK NO. TWO (2),
LIBERTY ADDITION, CITY OF CUERO, DEWITT COUNTY, TEXAS,
ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF OF
RECORD IN VOLUME 82, PAGE 591, OF THE DEED RECORDS OF
DEWITT COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 16, 2015 and recorded on December 18, 2015 at
Instrument Number 111705 in the real property records of DEWITT County, Texas,
which contains a power of sale.

Sale Information: January 2, 2024, at 12:00 PM, or not later than three hours thereafter, at patio area in
front of the west door of the DeWitt County Courthouse building facing Gonzales Street
located at 307 N. Gonzales, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee
reserves the right to set additional, reasonable conditions for conducting the sale and will
announce the conditions before bidding is opened for the first sale of the day held by the
substitute trustee.

Obligation Secured: The Deed of Trust executed by MICHAEL ANDREW VARELA AND KIMBERLY M
VARELA secures the repayment of a Note dated December 16, 2015 in the amount of
\$116,451.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac
Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee
of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current
mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas
Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to
administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

**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.**

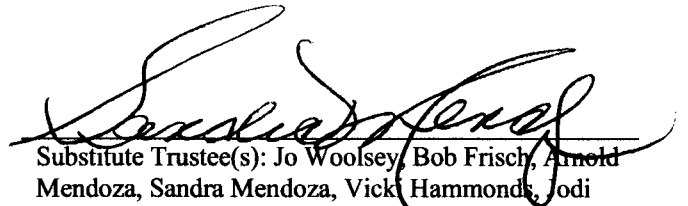
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING
ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL
GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED
FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



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Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071



Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Janice Stoner, Ramon Perez, Garrett Sanders, Megan Ysassi, Jennyfer Sakiewicz, Amy Ortiz, Maryna Danielian, Alexis Mendoza, Elizabeth Anderson, Francesca Ortolani, Mary Mancuso, Shelley Ortolani, Michele Hreha, David Stockman, Guy Wiggs, Brenda Wiggs, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Daniel McQuade and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 3 day of Nov, 2023 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DEWITT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).