

This, the 20th day of Feb 2020
at 2:20 o'clock P. M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
[Signature]
DEPUTY

0000008842510

807 E HAMILTON STREET
CUERO, TX 77954

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: April 07, 2020
Time: The sale will begin at 12:00 PM or not later than three hours after that time.
Place: THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING FACING GONZALES STREET (307 N. GONZALES ST.) 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 August 28, 2008 and recorded in Document CLERK'S FILE NO. 60583; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 97124; LOAN MODIFICATION CLERK'S FILE NO. 118890 real property records of DE WITT County, Texas, with MARK CRAWLEY AND BRANDY CRAWLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARK CRAWLEY AND BRANDY CRAWLEY, securing the payment of the indebtednesses in the original principal amount of \$108,300.00, 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



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, JANICE STONER, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MEGAN YSASSI, AMY ORTIZ OR MARYNA DANIELIAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DE WITT County Clerk and caused to be posted at the DE WITT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DEWITT COUNTY, TEXAS, BEING THE WEST TWENTY FEET (W 20') OF LOT NO. SEVEN (7), ALL OF LOT NO. SIX (6), AND THE EAST FORTY FEET (E 40') OF LOT NO. FIVE (5), IN BLOCK NO. TWELVE (12) IN VICTORY ADDITION, AND ADDITION TO THE CITY OF CUERO, DEWITT COUNTY, TEXAS AS THE SAME ARE MARKED AND DESIGNATED UPON THE DULY RECORDED MAP AND PLAT OF SAID ADDITION AS IT APPEARS OF RECORD IN THE DEED OF RECORDS OF DEWITT COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE. BEING THE SAME LAND DESCRIBED IN DEED DATED MAY 31, 2005, FROM AVA NELL ST. CLAIR TO BROOKE SMITH AND MARION C. SMITH FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF DEWITT COUNTY, TEXAS ON JUNE 1, 2005, UNDER CLERK'S FILE NO. 42249.