

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/15/2020

Grantor(s)/Mortgagor(s):
BENJAMIN CARL WARD SR., A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 129367

Property County:
DEWITT

Filed for Record
This, the 20th day of April 2023
at 10:30 o'clock A M

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Chelsea M. Kulkarni
DEPUTY

Legal Description: ALL OF LOT NO. EIGHT (8) AND THE ADJOINING MOST NORTHERLY ONE-HALF (N/2) OF LOT NO. NINE (9), IN BLOCK NO. TWO (2) OF THE BRIDGES-SIGMUND ADDITION, AN ADDITION LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF CUERO, DEWITT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 125, PAGE 414, DEED RECORDS, DEWITT COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED DATED AUGUST 21, 2014, FROM RAYMOND N. O'BRIEN TO COOPER CORNELIUS AND ASHLEY CORNELIUS, RECORDED IN VOLUME 519, PAGE 504, OFFICIAL PUBLIC RECORDS, DEWITT COUNTY, TEXAS.

Date of Sale: 6/6/2023

Earliest Time Sale Will Begin: 12:00PM

Place of Sale of Property: Patio area in front of the west door of the DeWitt County Courthouse building facing Gonzales Street, 307 N. Gonzales, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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 begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Arnold Mendoza
Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Jo Woolsey, Bob Frisch, Sandra Mendoza, Janice Stoner, Jodi Steen
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97555-POS
Loan Type: Farm Loan