

2025-007

Filed for Record

This, the 11th day of Feb. 20 25
 at 3:25 o'clock P M
Natalie Carson
 NATALIE CARSON, COUNTY CLERK OF
 DeWitt County, Texas
Hannah J. Banda
 DEPUTY

23-03171
 106 WASHINGTON ST, CUERO, TX 77954

**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: April 1, 2025, 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 mortgagee. 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.

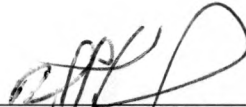
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



4834723

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310


Substitute Trustee(s): Antonio Bazaldua, Jose A. Bazaldua, Ramiro Cuevas, Jonathan Schendel, Charles Green||Jose A. Bazaldua, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Amy Ortiz, Daniel McQuade, Auction.com

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I 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).