

State of Texas
County of Scurry
Clerk of the County

3008 DENISON AVE
SNYDER, TX 79549

00000009635046

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: August 06, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH STEPS OF THE SCURRY COUNTY COURTHOUSE 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 September 21, 2020 and recorded in Document CLERK'S FILE NO. 20203460; AS AFFECTED BY INSTRUMENT NO. 20230141 real property records of SCURRY County, Texas, with SABRINA RILEY CASTILLO AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SABRINA RILEY CASTILLO AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$150,505.00, 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 MARSHA MONROE, TERRY BROWDER, LAURA BROWDER OR JAMIE OSBORNE 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.

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Israel Saucedo

Terry Browder

Certificate of Posting

My name is Terry Browder, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 07-15-24 I filed at the office of the SCURRY County Clerk and caused to be posted at the SCURRY County courthouse this notice of sale.

Terry Browder

Declarants Name: Terry Browder

Date: 07-15-24

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SNYDER, TX 79349

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SCURRY



BEING THE NORTH THIRTY FEET (N 30') OF LOT NUMBER TEN (10), AND THE SOUTH SIXTY FEET (S 60') OF LOT NUMBER ELEVEN (11), OF THE REPLAT OF LOTS 3 TO 14, INCLUSIVE, OF BLOCK 2, COLONIAL HILL ADDITION, TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AS THE SAME APPEARS ON THE MAP OR PLAT OF SAID ADDITION, WHICH IS OF RECORDS IN THE SUBDIVISION PLAT ORIGINALLY RECORDED IN PLAT BOOK 3, PAGE 120, NOW RECORDED IN PLAT CABINET "A", SLIDE 112, SCURRY COUNTY, TEXAS.