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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: January 07, 2025

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

Place: THE STEPS OF THE SOUTH DOOR OF THE UPTON 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 May 02, 2018 and recorded in Document INSTRUMENT NO. 00174326 real property records of UPTON County, Texas, with BRIAN STOKES AND SHIANNE STEPHENS HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRIAN STOKES AND SHIANNE STEPHENS HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$195,395.00, 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

12/5/24 FILED AT 9:52 AM
LAWANDA McMURRAY
CLERK COUNTY/DISTRICT COURT
UPTON COUNTY
CLERK/DEPUTY



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 SHELLEY NAIL, DONNA TROUT, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ, CARY CORENBLUM, CHARLES GREEN, PATRICK ZWIERS OR AUCTION.COM 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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Certificate of Posting

My name is *Shelley Nail*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *12-5-21* I filed at the office of the UPTON County Clerk and caused to be posted at the UPTON County courthouse this notice of sale.

Shelley Nail
Declarants Name: *Shelley Nail*
Date: *12-5-21*

910 N SEVERN ST
RANKIN, TX 79778

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UPTON

EXHIBIT "A"

LOTS THREE (3), FOUR (4) AND FIVE (5), IN BLOCK TWENTY-THREE (23), IN AND OF THE WESTLAWN ADDITION, AN ADDITION TO THE CITY OF RANKIN, UPTON COUNTY, TEXAS ACCORDING TO A PLAT THEREOF OF RECORD IN THE MAP AND PLAT RECORDS, ON FILE IN THE OFFICE OF THE COUNTY CLERK OF UPTON COUNTY, TEXAS.