

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/13/2018

#5

Grantor(s)/Mortgagor(s):
MIGUEL RODRIGUEZ AND MARGARITA
RODRIGUEZ, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR WILLOW
BEND MORTGAGE COMPANY, LLC., ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: 01047
Page: 00614
Instrument No: 00176623

Property County:
UPTON

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

Legal Description: LOT TWELVE (12), BLOCK EIGHT (8), IN AND OF THE SUNSET ADDITION, AN ADDITION TO
THE CITY OF MCCAMEY, UPTON COUNTY, TEXAS ACCORDING TO AND AS SHOWN ON A PLAT THEREOF
FILED IN THE OFFICE OF THE COUNTY CLERK OF UPTON COUNTY, TEXAS.

Date of Sale: 10/4/2022

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE FRONT STEPS ON THE SOUTH SIDE OF THE COURTHOUSE OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY
CODE.

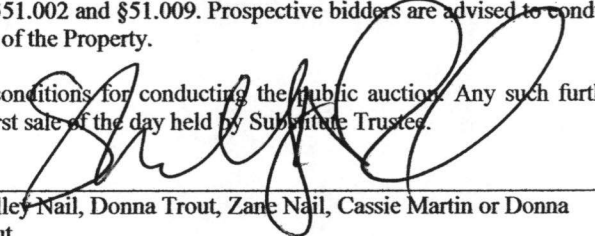
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**



Shelley Nail, Donna Trout, Zane Nail, Cassie Martin or Donna
Trout
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

04/30/2022 FILED AT 1:57pm
WANDA McMURRAY
CLERK, COUNTY/DISTRICT COURT
UPTON COUNTY
CLERK/DEPUTY


MH File Number: TX-22-92125-POS
Loan Type: FHA