

335 CHERRY STREET  
LEVELLAND, TX 79336

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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: February 04, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE HOCKLEY 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 April 13, 2015 and recorded in Document VOLUME 1015, PAGE 478; AS AFFECTED BY CORRECTION INSTRUMENT VOLUME 1077, PAGE 248 AND LOAN MODIFICATION AGREEMENT VOLUME 1098, PAGE 400 real property records of HOCKLEY County, Texas, with DAVID M RODRIGUEZ AND CRISELDA FLORES RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID M RODRIGUEZ AND CRISELDA FLORES RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$107,908.00, 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



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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 JOHN MCCARTHY OR DAVID CARRILLO 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.

*Il sb*

Israel Saucedo

Certificate of Posting

My name is DAVID Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-19-19 I filed at the office of the HOCKLEY County Clerk and caused to be posted at the HOCKLEY County courthouse this notice of sale.

Declarants Name: *David Carrillo*

Date: 12-19-19

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HOCKLEY

**EXHIBIT A**

ALL OF LOT FIVE (5), TM DANIEL ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 193 AND A 34.5 FOOT X 174.58 FOOT TRACT OUT OF LABOR NINE (9), LEAGUE TWENTY-EIGHT (28), HOOD COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS. SAID 34.5 X 174.58 TRACT DESCRIBED IN VOLUME 317, PAGE 221 OF THE HOCKLEY COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 5 OF THE TM DANIEL ADDITION TO THE CITY OF LEVELLAND, FOR THE SW CORNER OF THIS TRACT;  
THENCE N 0 DEGREES 03' 14" E, A DISTANCE OF 174.58 FEET TO THE NE CORNER OF LOT 5, TM DANIEL ADDITION AND THE NW CORNER OF THIS TRACT;  
THENCE S 89 DEGREES 43' 44" E, ALONG THE S/LINE OF A DEDICATED ALLEY, A DISTANCE OF 34.50 FEET TO A 3/8" IR SET FOR THE NE CORNER OF THIS TRACT AND THE NW CORNER OF THE TRACT DESCRIBED IN VOLUME 909, PAGE 85 OF HOCKLEY COUNTY DEED RECORDS;  
THENCE S 0 DEGREES 03' 14" W, A DISTANCE OF 174.58 FEET TO A 3/8" IR SET FOR THE SE CORNER OF THIS TRACT AND THE SW CORNER OF ABOVE MENTIONED TRACT;  
THENCE N 89 DEGREES 43' 44" W, ALONG THE N/LINE OF CHERRY STREET, A DISTANCE OF 34.50 FEET TO THE PLACE OF BEGINNING.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Dec 19, 2019 at 10:41A

Amount 2.00

Jennifer Palermo  
Hockley County Clerk  
By  
Jennifer Palermo, Deputy  
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND UNENFORCEABLE  
UNDER FEDERAL LAW.