

120 LAKEVIEW DR
BRADY, TX 76825

00000009476797

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: December 06, 2022

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

Place: THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 July 02, 2018 and recorded in Document VOLUME 456, PAGE 1059 real property records of MCCULLOCH County, Texas, with CHRISTOPHER PYLE AND STEPHANIE PYLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHRISTOPHER PYLE AND STEPHANIE PYLE, securing the payment of the indebtednesses in the original principal amount of \$185,000.00, 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

POSTED**OCT 6 2022**

Christine A. Jones
McCulloch County Clerk



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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 LINDA J. REPERT, HOWARD WHITNEY, ALEXIS MENDOZA, KEVIN KEY OR JAY JACOBS 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.



Israel Saucedo

Certificate of Posting

My name is Eilaura Ortega-Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on October 6th 2022 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.

Eilaura Ortega-Smith

Declarants Name: Eilaura Ortega-Smith

Date: October 6th 2022

POSTED

OCT 6 2022

Christine A. Jones
McCulloch County Clerk

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MCCULLOCH

EXHIBIT "A"

BEING 0.445 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOT NO. 10 AND ALL OF LOT NO. 11, BLOCK NO. 3 OF THE LAKEVIEW SUBDIVISION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 27, PAGE 380 OF THE DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 437, PAGE 153 OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS; SAID 0.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SEARCHERS LAND SURVEYING, LLC IN JUNE 2018:

BEGINNING AT A 1/2 INCH IRON ROD MARKED "SKG ENGINEERS" FOUND IN THE SOUTHWEST LINE OF LAKEVIEW DRIVE FOR THE NORTHEAST CORNER OF LOT NO. 12 OF SAID BLOCK NO. 3 OF SAID LAKEVIEW SUBDIVISION, THE SOUTHEAST CORNER OF SAID LOT NO. 11, THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 446, PAGE 780 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH A 3/8 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF SAID LAKEVIEW DRIVE FOR THE SOUTHEAST CORNER OF SAID LOT NO. 12 BEARS SOUTH 30° 52' 52" EAST A DISTANCE OF 60.02 FEET;

THENCE SOUTH 58° 50' 48" WEST A DISTANCE OF 104.31 FEET ALONG THE NORTH LINE OF SAID LOT NO. 12, THE SOUTH LINE OF SAID LOT NO. 11 AND THE NORTH LINE OF SAID TRACT DESCRIBED IN VOLUME 446, PAGE 780 TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT NO. 12, THE NORTH CORNER OF LOT NO. 9, OF SAID BLOCK NO. 3 OF SAID LAKEVIEW SUBDIVISION, THE SOUTHEAST CORNER OF SAID LOT NO. 10, THE SOUTHWEST CORNER OF SAID LOT NO. 11, THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 446, PAGE 780 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTH CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 323, PAGE 568 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 42° 18' 54" WEST A DISTANCE OF 113.67 FEET ALONG THE NORTHWEST LINE OF SAID LOT NO. 9, THE SOUTHEAST LINE OF SAID LOT NO. 10 AND THE NORTHWEST LINE OF SAID TRACT DESCRIBED IN VOLUME 323, PAGE 568 TO A 3/8 INCH IRON ROD FOUND IN THE EAST LINE OF SAID LAKEVIEW DRIVE FOR THE WEST CORNER OF SAID LOT NO. 9, THE SOUTH CORNER OF SAID LOT NO. 10, THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 323, PAGE 568 AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTHEAST LINE OF SAID LAKEVIEW DRIVE AND THE NORTHWEST LINE OF SAID LOT NO. 10, THE FOLLOWING 3 COURSES:

1. NORTH 10° 00' 51" WEST A DISTANCE OF 79.65 FEET TO A 3/8 INCH IRON ROD FOUND;
2. ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 38.58 FEET, A RADIUS OF 60.75 FEET, A CHORD BEARING NORTH 08° 10' 40" EAST AND A LENGTH OF 37.93 FEET TO A 3/8 INCH IRON ROD IN CONCRETE FOUND;
3. NORTH 26° 22' 15" EAST A DISTANCE OF 72.07 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT NO. 10 AND THE NORTHWEST CORNER OF SAID LOT NO. 11;

THENCE ALONG THE SOUTHEAST LINE OF SAID LAKEVIEW DRIVE AND THE NORTHWEST LINE OF SAID LOT NO. 11, THE FOLLOWING 2 COURSES;

1. ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 108.00 FEET, A RADIUS OF 109.01 FEET, A CHORD BEARING NORTH 74° 03' 42" EAST AND A LENGTH OF 103.64 FEET TO A 3/8 INCH IRON ROD IN CONCRETE FOUND;
2. SOUTH 30° 56' 44" EAST A DISTANCE OF 82.79 FEET TO THE POINT OF BEGINNING CONTAINING 0.445 ACRES OF LAND, MORE OR LESS, AND AS SHOWN ON CERTIFIED PLAT HERewith.

NOTE: BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE GRID, NAD 83, TEXAS CENTRAL ZONE 4203 AND ARE DERIVED FROM GPS TECHNIQUES. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275".

POSTED

OCT 6 2022