

PNC BANK, N.A. (NCM)
CASTILLO, JESSE
608 WILLOW LANE, EAGLE LAKE, TX 77434

COMMERCIAL ***LOAN_AGENCY_LOAN_NUM***
Firm File Number: 24-041910

FILED FOR RECORD
COLORADO COUNTY, TX

2024 DEC -5 AM 11:21

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 15, 2016, JESSE CASTILLO, as Grantor(s), executed a Deed of Trust conveying to MICHELLE RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of COLORADO COUNTY, TX and is recorded under Volume 801, Page 014, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, February 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in COLORADO COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Colorado, State of Texas:

BEING LOT NUMBER 6, BLOCK NUMBER 2, MEADOWBROOK ADDITION, CITY OF EAGLE LAKE, COLORADO COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN BOOK 1, PAGE 61, ALSO KNOWN AS SLIDE NO. 31, PLAT RECORDS OF COLORADO COUNTY, TEXAS.

Property Address: 608 WILLOW LANE
EAGLE LAKE, TX 77434
Mortgage Servicer: PNC BANK, N.A.
Mortgagee: PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342-5433


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 property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Megan Randle, Ebbie Murphy, Aarti Patel, Kristopher Holub, Patrick Zwiers, Julian Perrine, Katherine Adkins, Amy Oian, I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day December 3, 2024.

By: 
Ronny George
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Attorneys for PNC Bank, National Association

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 military service to the sender of this notice immediately.