

45

FILED FOR RECORD

SEP 07 2023

Nancy E. Ruter

County Clerk, Williamson Co. TX

0000009881400

2380 FM 1063
TAYLOR, TX 76574

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: October 03, 2023

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

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER 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 December 11, 2020 and recorded in Document INSTRUMENT NO. 2020161522 real property records of WILLIAMSON County, Texas, with ASHLIE ECKHARDT A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ASHLIE ECKHARDT A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$282,080.00, 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.

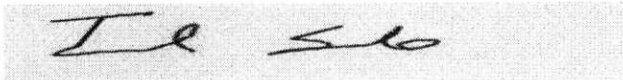
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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



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 DAVID ACKEL, TRAVIS KADDATZ, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE, MIKE HANLEY, STEPHEN MAYERS, ISRAEL CURTIS, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, JOHN W. LATHAM, BRETT ADAMS, JOHN LATHAM, MICHAEL LATHAM, OR TOBEY LATHAM, 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF WILLIAMSON, DESCRIBED AS FOLLOWS:

BEING A 2.78 ACRE TRACT OF LAND OUT OF THE PEDRO ZARZA SURVEY IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME 2.78 ACRE TRACT CONVEYED TO ROY AND SANTOS MORENO BY DEED DATED JUNE 27, 1988, AND RECORDED IN VOLUME 1689, PAGE 119, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN FOR ALL PURPOSES ("PROPERTY" OR "PREMISED").

2.78 ACRE TRACT (EAST OF FARM-TO-MARKET ROAD HO. 1063):

BEGINNING AT AN IRON PIN SET IN THE NORTH LINE OF COUNTY ROAD NO. 425 AT THE INTERSECTION WITH THE CENTERLINE OF ABANDONED COUNTY ROAD EXTENDING TO THE NORTH, MARKING THE SOUTHEAST CORNER OF SAID 100 ACRE SCHLICKEISEN TRACT FOR THE SOUTHEAST CORNER HEREOF:

THENCE N 72° 04' W, 489.75 FEET WITH THE SAID NORTH LINE OF COUNTY ROAD NO. 425 TO AN IRON PIN SET AT THE INTERSECTION WITH THE EAST LINE OF SAID FARM-TO-MARKET ROAD NO. 1063 FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE SAID EAST LINE OF FARM-TO-MARKET ROAD NO. 1063, N 17° 40' 45" E, 57.01 FEET TO A CONCRETE MONUMENT FOUND; AND N 54° 11' E, 288.58 FEET TO AN IRON PIN FOUND AT THE INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN 80 ACRE TRACT OF LAND CONVEYED BY DEED TO ED KERLIN AS RECORDED IN VOLUME 79, PAGE 531, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 71° 47' 30" E, 316.12 FEET WITH THE SAID SOUTH LINE OF 80 ACRE KERLIN TRACT TO AN IRON PIN SET IN THE SAID CENTERLINE OF ABANDONED COUNTY ROAD FOR THE NORTHEAST CORNER HEREOF;

THENCE S 17° 17' 15" W, 288.23 FEET WITH THE SAID CENTERLINE OF ABANDONED COUNTY ROAD TO THE PLACE OF BEGINNING AND CONTAINING 2.78 ACRES OF LAND.