

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 087553-TX

Date: November 13, 2019

County where Real Property is Located: Cooke

ORIGINAL MORTGAGOR: GERARDO G. LOZANO, A SINGLE PERSON.
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TEXAS BANK FINANCIAL D/B/A TEXAS BANK MORTGAGE CO, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/9/2016, RECORDING INFORMATION: Recorded on 9/9/2016, as Instrument No. 2016-68211 in Book 2089 Page 434

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE FANNIN COUNTY LAND SURVEY, ABSTRACT # 1248, COOKE COUNTY, TEXAS AND BEING A RE-SURVEY OF ALL OF A TRACT OF LAND DESCRIBED IN THE DEED TO THOMAS T. ALFORD ET UX RECORDED IN VOLUME 802, PAGE 812 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/7/2020, the foreclosure sale will be conducted in Cooke County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

FILED FOR RECORD
19 NOV 21 PM 1:50

PAM HARRISON
COUNTY CLERK. COOKE CO. TX

AP NOS/SQT 08212019
BY [Signature] DEPUTY




Matter No.: 087553-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, MONICA HENDERSON, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

0.399 OF AN ACRE
171 DOZIER STREET

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE FANNIN COUNTY LAND SURVEY, ABSTRACT # 1248, COOKE COUNTY, TEXAS AND BEING A RE-SURVEY OF ALL OF A TRACT OF LAND DESCRIBED IN THE DEED TO THOMAS T. ALFORD ET UX RECORDED IN VOLUME 802, PAGE 812 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A ½" SQUARE IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A 3.62 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GRANVILLE CLARK FARR ET AL AS RECORDED IN VOLUME 1377, PAGE 796 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS AND BEING AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO SAMUEL L. CAGLE ET UX AS RECORDED IN VOLUME 765, PAGE 462 OF SAID DEED RECORDS;

THENCE NORTH 89 DEGREES 10 MINUTES 42 SECONDS WEST A DISTANCE OF 135.93 FEET TO A PK NAIL SET FOR CORNER ON THE EAST SIDE DOZIER STREET AT THE NORTHWEST CORNER OF SAID CAGLE TRACT;

THENCE NORTH 01 DEGREES 57 MINUTES 49 SECONDS EAST ALONG THE EAST SIDE OF SAID STREET A DISTANCE OF 127.92 CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 10 MINUTES 42 SECONDS EAST A DISTANCE OF 135.93 TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01 DEGREES 57 MINUTES 49 SECONDS WEST A DISTANCE OF 127.92 TO THE POINT OF BEGINNING AND ENCLOSING 0.399 OF AN ACRE TRACT MORE OR LESS.