

24013

MAR 14 2024

AT 8:00 O'CLOCK A.M.
CARLA KERN
County Clerk, Mitchell County, Texas
By [Signature] Deputy

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.: 119920-TX

Date: March 11, 2024

County where Real Property is Located: Mitchell

ORIGINAL MORTGAGOR: KAREN MARIE WOOD, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/13/2021, RECORDING INFORMATION: Recorded on 9/16/2021, as Instrument No. 211244

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 0.7952 ACRE TRACT OF LAND SITUATED IN SECTION 11, BLOCK 26, T&P RR CO SURVEY, ABSTRACT NO. 433 MITCHELL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED TRACT #1 AS DESCRIBED IN A DEED FROM MICHAEL F. RATLIFF TO RATLIFF HOLDINGS, LLC., DATED APRIL 28, 2017, RECORDED IN VOLUME 842, PAGE 273, OFFICIAL PUBLIC RECORDS, MITCHELL COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2024, the foreclosure sale will be conducted in Mitchell 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 10:00 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

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




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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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, PAUL A. HOEFKER** 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, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108


Terry Browder

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Exhibit "A"

TS# 119920-TX

A 0.7952 acre tract of land situated in Section 11, Block 26, T&P RR Co Survey, Abstract No. 433, Mitchell County, Texas, being a part of that certain called Tract #1 as described in a deed from Michael F. Ratliff to Ratliff Holdings, LLC., dated April 28, 2017, recorded in Volume 842, Page 273, Official Public Records, Mitchell County, Texas, and described more particularly by metes and bounds as follows:

BEGINNING: at a point in the West boundary line of Section 11, being in County Road 153, from which a ½" iron rod (set with cap marked "PATRIOT SURVEYING") for reference bears North 81° 21' 21" East, a distance of 25.00 feet, and from which a PK nail (set with washer marked "PATRIOT SURVEYING") at the Southwest corner of Section 11 and the Northwest corner of Section 14 bears South 10° 48' 58" East, a distance of 459.68 feet;

THENCE: North 10° 48' 58" West, for a distance of 122.42 feet, with the West boundary line of Section 11, to point at the Southwest corner of that certain called 10.0 acre tract as described in Volume 728, Page 425, from which a ½" iron rod (set with cap marked "PATRIOT SURVEYING") for reference bears North 81° 21' 20" East, a distance of 25.00 feet;

THENCE: North 81° 21' 20" East, for a distance of 274.56 feet, with the South boundary line of the above mentioned 10.0 acre tract, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING"), from which a ½" iron rod (found) at the Southeast corner of said 10.0 acre tract bears North 81° 21' 20" East, a distance of 576.08 feet;

THENCE: South 18° 45' 35" East, for a distance of 174.26 feet, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING");

THENCE: South 81° 21' 21" West, for a distance of 291.75 feet, back to the Place of Beginning and containing 0.7952 acres of land.