

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/13/2018

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR BANK OF
ENGLAND, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 372
Page: 317
Instrument No: 98606

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ISMAEL ALEGRIA AND CASSIE JUSTINE ALEGRIA,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Property County:
BROOKS

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"

Date of Sale: 5/3/2022

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Brooks County Courthouse, 100 E. Miller Street, Falfurrias, TX 78355 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

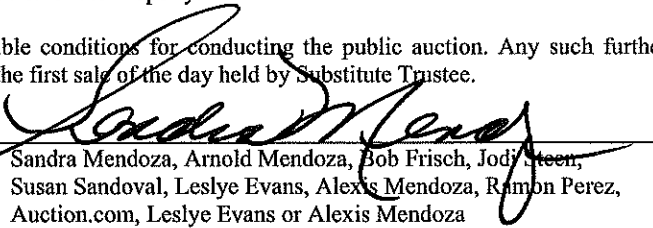
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jody Steen,
Susan Sandoval, Leslye Evans, Alexis Mendoza, Ramon Perez,
Auction.com, Leslye Evans or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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| File for Record at 9:50 o'clock A.M. MAR 24 2022 Elvaray B. Silvas County Clerk, Brooks County, Texas By:  Deputy |
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MH File Number: TX-22-80535-POS
Loan Type: FHA

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 311790

Being a 0.41 acre tract of land, being a 90' x 200' tract as recorded in Volume 349, Page 669, Official Records, Brooks County, Texas. Being part of Acreage Lot No. 84 of the acreage portion of the Original Townsite of Falfurrias, Brooks County, Texas. Also being out "LOS OLMOS Y LOMA BLANCA" IGNACIO DE LA PENA GRANT Abstract 433 (Brooks Co.) Situated within the city limits of Falfurrias, Brooks County, Texas. Said 0.41 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found, for the North Right-of-Way line of West Taylor Road (60' R.O.W.) same being the South Boundary Line of said Acreage Lot 84, for Southeast corner of a 90' x 200' tract as recorded in Volume 362, page 539, Official Records, Brooks County, Texas, for the Southwest corner of said 90' x 200' tract (V. 349, P. 669, O.R.B.C.T.), for the South point of Basis of Bearing in Note 1 below, for the Southwest corner of this tract;

THENCE N 06° 45' 04" E, with the East line of said 90' x 200' tract (V. 362, P. 539, O.R.B.C.T.) and the West line of said 90' x 200' (V. 349, P. 669, O.R.B.C.T.), a distance of 200.00 feet to a 1/2 inch iron rod found, for the Northeast corner of said 90' x 200' (V. 362, P. 539, O.R.B.C.T.), for the South Right-of-Way line of a 20' alleyway, for the Northwest corner of said 90' x 200' (V. 349, P. 669, O.R.B.C.T.), for the North Point of Basis of Bearing in Note 1 below, for the Northwest corner of this tract;

THENCE S 83° 08' 59" E, with the South line of said 20' alleyway same being the North line of said 90' x 200' tract (V. 349, P. 669, O.R.B.C.T.), a distance of 90.00 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Northwest corner of a 100' x 200' tract as recorded in Volume 331, Page 259, Official Records, Brooks County, Texas, for the Northeast corner of said 90' x 200' tract (V. 349, P. 669, O.R.B.C.T.), for the Northeast corner of this tract;

THENCE S 06° 47' 59" W, with the West line of said 100' x 200' tract, for the East line of said 90' x 200' tract (V. 349, P. 669, O.R.B.C.T.), a distance of 200.00 feet to a 5/8 inch iron with red cap stamped "SOLUM SURVEYING INC" set, for the North Right-of-Way line of said Taylor Road, for the South Boundary Line of said Acreage Lot 84, for the Southwest corner of said 100' x 200' tract, for the Southeast corner of said 90' x 200' tract (V. 349, P. 669, O.R.B.C.T.), for the Southeast corner of this tract;

THENCE N 83° 12' 01" W, with the common North Right-of-Way line of said Taylor Road and the South Line of said Acreage Lot 84, a distance of 89.83 feet to the PLACE OF BEGINNING, and containing 0.41 acres of land, more or less.