

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/6/2022	Grantor(s)/Mortgagor(s): MARIAH SOSA AND CARLOS SOSA, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR REPUBLIC STATE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC <i>FILED AT 4:00 O'CLOCK P.M.</i>
Recorded in: Volume: N/A Page: N/A Instrument No: TD2022250500027640	Property County: CORYELL JUL 10 2025
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361 <i>Justus T Newton</i> COUNTY CLERK, CORYELL CO., TEXAS
Date of Sale: 9/2/2025	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqualine Hughes, Geoffrey Rabb, Dalene VanDermeyden, Auction.com LLC, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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.

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.

Dated: 7/7/2025

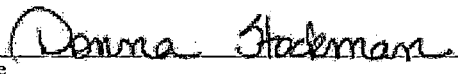


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 7/10/25

Donna Stockman

Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-109677-POS
Loan Type: Conventional Residential

TX-25-109677-POS

Legal Description

LEGAL DESCRIPTION for a tract of land in Coryell County, Texas, part of the A. H. Proctor Survey, Abstract No. 1479, being the same tract described as 10.032 acres in a General Warranty Gift Deed to Charles Walker Cannon, Jr. and wife, Mary Louise Cannon recorded in Instrument No. 277318, Official Public Records of Coryell County, Texas. The bearings and Distances shown herein are Existing Calls and Record Calls.

BEGINNING at a 3" iron rod found in the north right of way line of Cactus Lane, being the southwest corner of the Adrian Frias tract recorded in Instrument No. 286974 and the southeast corner of the 10.032 acre tract, for the southeast corner of this.

THENCE S. 41 deg. 58' 47" W., 249.46 feet - Base bearing with the north right of way line of Cactus Lane to a 3" iron rod found, being the southeast corner of the Madeline Heall tract recorded in Instrument No. 264114, and the southwest corner of the 10.032 acre tract, for the southwest corner of this.

THENCE E. 7.45 deg. 06' 44" W., 1639.58 feet to a 3" iron rod found in the southeast line of Lot 8, Block 2, Northern Hills, Phase 1 recorded in Cabinet A, Slide 850, Plat Records of Coryell County, Texas, being the northeast corner of the Heall tract and the northwest corner of the 10.032 acre tract, for the northwest corner of this.

THENCE N. 19 deg. 33' 35" E., 594.28 feet to a 3" iron rod found in the southeast line of Lot 12, Block 2, Northern Hills, Phase 1, being the northwest corner of the Paul L. Hinds and Evelyn Hinds tract recorded in Instrument No. 206956 and the northeast corner of the 10.032 acre tract, for the northeast corner of this.

THENCE E. S. 32 deg. 26' 33" E., 1313.13 feet to the place of beginning containing 10.032 acres, according to my Survey and my Calculations.