

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: July 02, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES COUNTY COURTHOUSE 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 August 17, 2022 and recorded in Document INSTRUMENT NO. 222626 real property records of JONES County, Texas, with JOHN ALBERT MAYNARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN ALBERT MAYNARD, securing the payment of the indebtednesses in the original principal amount of \$127,645.00, 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



POSTED NOTICE
DATE 4/25/24 **TIME** 11:49 AM
LaDonna Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: _____

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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN OR AUCTION.COM 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

Israel Saucedo

Terry Browder

Certificate of Posting

My name is *Terry Browder*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *4/25/24* I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Terry Browder

Declarants Name: _____

Terry Browder

Date: _____

4/25/24

7386 FM 1226 S
HAWLEY, TX 79525

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JONES

EXHIBIT "A"

BEING 2.00 ACRES OUT OF LOT 7, BOWLIN SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SURVEY NO. 29, BLOCK 15, T. & P. RR. COMPANY SURVEYS, JONES COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN SLIDE NO. 296, PLAT RECORDS, JONES COUNTY, TEXAS, SAID 2.00 ACRES BEING PART OF A 3.00 ACRE TRACT RECORDED IN VOLUME 323, PAGE 582, DEED RECORDS, JONES COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" REBAR FOUND AT THE INTERSECTION OF THE SOUTH LINE OF MAX ANN DRIVE (60 FOOT RIGHT-OF-WAY/ AKA JONES COUNTY ROAD NO. 394) WITH THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1226 (100 FOOT RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF SAID LOT 7 AND SAID 3.00 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N77DEG 34' 37" E 333.14 FEET, WITH THE SOUTH LINE OF SAID MAX ANN DRIVE, TO A 3/8" REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 7 AND SAID 3.00 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S11DEG 57' 17" E 261.34 FEET, WITH THE EAST LINE OF SAID LOT 7 AND SAID 3.00 ACRE TRACT, TO A 3/8" REBAR FOUND AT THE NORTHEAST CORNER OF A 1.000 ACRE TRACT RECORDED IN INSTRUMENT NO. 210032, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S77DEG 35' 34" W 333.14 FEET, TO A 3/8" REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1226 AND THE WEST LINE OF SAID LOT 7 AND SAID 3.00 ACRE TRACT AT THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N11DEG 57' 18" W 261.25 FEET, WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1226 AND THE WEST LINE OF SAID LOT 7 AND SAID 3.00 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.