

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 082396-TX

Date: June 11, 2019

County where Real Property is Located: Yoakum

ORIGINAL MORTGAGOR: WILLIAM C TAFF, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS  
NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/8/2014, RECORDING INFORMATION: Recorded on 1/9/2014, as Instrument No. 2014-0028 and later modified by a loan modification agreement recorded as Instrument 2016-3944 on 09/27/2016

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 18 AND THE NORTH 12.5' OF LOT 17, BLOCK 13, ORIGINAL TOWN OF DENVER CITY, YOAKUM COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 50, PAGE 641, DEED RECORDS, YOAKUM COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/6/2019**, the foreclosure sale will be conducted in **Yoakum** 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 **1:00 PM**, 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 authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

FILED 10-13 2019 AT 9:30 O'CLOCK A-M.  
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX  
BY Rosalinda DEPUTY



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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.

*Ronald Byrd*

By: *Paul A. Hoefker* Substitute Trustee  
RONALD BYRD, PAUL A. HOEFKER

**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