

10-4-7-1

DEPUTY *[Signature]*

22 SEP - 1 AM 11:49

FILED FOR RECORD  
REGISTRATION  
COUNTY CLERK HUNT CO. TX

**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.: 105961-TX

Date: August 29, 2022

County where Real Property is Located: **Hunt**

ORIGINAL MORTGAGOR: JOSIAH ALEXIS GUERRERO AND JOANA JAEI CASTILLO,  
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND  
INVESTMENTS LLC DBA TOWN SQUARE MORTGAGE, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 12/6/2021, RECORDING INFORMATION: Recorded on 12/8/2021, as Instrument No.  
2021-27647

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A PORTION OF LOT 12, BLOCK 82, OF  
THE ORIGINAL TOWN OF COMMERCE, AN ADDITION TO THE CITY OF COMMERCE, HUNT  
COUNTY, SAID TRACT CONVEYED UNTO JAVIER S. CRUZ, MARIA DEL CARMEN SANCHEZ-  
HERRERA AND MARTHA ZAVALA BY DEED RECORDED IN INSTRUMENT NO. 2017-11287,  
OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS MORE COMPLETELY DESCRIBED IN  
ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/4/2022**, the foreclosure sale will be conducted in  
**Hunt** 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

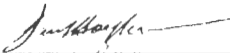


Matter No.: 105961-TX

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.

**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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL, PAUL A. HOEFKER, ROBERT L. NEGRIN** 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, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

**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  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**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



Posted by Robert La Mont, September 1, 2022

**EXHIBIT "A"**

Being a portion of Lot 12, Block 82, of the Original Town of Commerce, an addition to the City of Commerce, Hunt County, said tract conveyed unto Javier S. Cruz, Maria Del Carmen Sanchez-Herrera and Martha Zavala by deed recorded in Instrument No. 2017-11287, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed unto Synoptic SF by deed recorded in Instrument No. 2021-08166, Official Public Records, Hunt County, Texas, said corner being in the North line of King Street (a public right-of-way);

THENCE North 02 degrees 04 minutes 20 seconds West, along the East line of said Synoptic tract a distance of 118.92 feet to a 1/2 inch iron rod found for the Northeast corner of said Synoptic tract, said corner being the Northwest corner of the herein described tract;

THENCE North 89 degrees 39 minutes 28 seconds East, along the North line of the herein described tract a distance of 90.08 feet to a 1/2 inch iron rod found for corner, said corner being in the West line of Lot 1, Block 1, Mt. Moriah Temple Baptist Church, an addition to the City of Commerce, Hunt County, Texas, according the plat thereof recorded in Volume 400, Page 1576, Plat Records, Hunt County, Texas;

THENCE South 00 degrees 02 minutes 04 seconds East along the West line of said Church tract, a distance of 119.38 feet to a 1/2 inch iron rod found for corner, said corner being in the North line of said King Street;

THENCE West along the North line of said King Street, a distance of 85.85 feet to the POINT OF BEGINNING and containing 10,479 square feet or 0.241 acres of land.

