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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2025 FEB 13 PM 3:51

**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.: 131972-TX

Date: February 11, 2025

County where Real Property is Located: Hill

ORIGINAL MORTGAGOR: DAVID PENA AND RUBI PENA, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 12/18/2019, RECORDING INFORMATION: Recorded on 12/20/2019, as Instrument No. 00109491 in Book 2031 Page 781 and later modified by a loan modification agreement recorded as Instrument 00122843 on 05/26/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 0.190 ACRE TRACT OF LAND, IN THE MOSES JOHNSON SURVEY, ABSTRACT NO. 475, HILL COUNTY, TEXAS, CONVEYED TO JOSHUA FERGUSON, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1856, PAGE 430, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS (O.P. R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/1/2025, the foreclosure sale will be conducted in Hill 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 11:00 AM, 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



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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 DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, BRANDY BACON, JEFF BENTON, JAMIE DWORSKY, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** 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, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

131972-TX

**EXHIBIT "A"**

BEING A 0.190 ACRE TRACT OF LAND, IN THE MOSES JOHNSON SURVEY, ABSTRACT NO. 475, HILL COUNTY, TEXAS, CONVEYED TO JOSHUA FERGUSON, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1856, PAGE 430, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS, (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID FERGUSON TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO MICHAEL SULAK., AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1889, PAGE 513, O.P.R.H.C.T., IN THE NORTH LINE OF E. WALNUT ST.;

THENCE, WITH THE NORTH LINE OF SAID E. WALNUT ST., N 89°58'07" W, A DISTANCE OF 69.00 FEET TO THE SOUTHWEST CORNER OF SAID FERGUSON TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO CIRO GODINEZ, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1999, PAGE 301, O.P.R.H.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FERGUSON TRACT, AND WITH SAID GODINEZ TRACT, N 00°01'53" E, A DISTANCE OF 120.00 FEET, TO THE NORTHWEST CORNER OF SAID FERGUSON TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO FRANCISCO SALAS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1683, PAGE 449, O.P.R.H.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID FERGUSON TRACT, AND WITH SAID SALAS TRACT, S 89°58'07" E, A DISTANCE OF 69.00 FEET, TO THE NORTHEAST CORNER OF SAID FERGUSON TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID FERGUSON TRACT, AND WITH SAID SULAK. TRACT, S 00°01'53" W, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.190 ACRES OF LAND, MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.