

## NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 15, 2016 and recorded under Vol. 592, Page 259, or Clerk's File No. 102927, in the real property records of CRANE County Texas, with Edgar Flores, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial Inc., D/B/A Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Edgar Flores, an unmarried man securing payment of the indebtedness in the original principal amount of \$94,751.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Edgar Flores. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 6101 Condor Drive, Moorpark, CA 93021.

#### Legal Description:

**THE EAST EIGHTY-EIGHT (E 88') FEET OF LOT FOUR (4), IN BLOCK EIGHTEEN (18), IN THE MOUNTAIN VIEW ADDITION, AN ADDITION TO THE CITY OF CRANE, CRANE COUNTY, TEXAS AS SAME IS SHOWN ON MAP OR PLAT OF SAID ADDITION NOW OF RECORD IN VOLUME 94, PAGE 374, DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF CRANE COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 11/01/2022**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale: The place of the sale shall be: CRANE County Courthouse, Texas at the following location: The north door of the Crane County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

### TERMS OF SALE

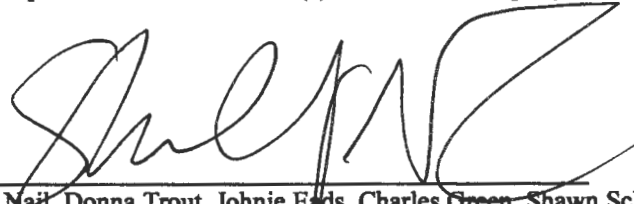
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

A large, stylized handwritten signature in black ink, appearing to read 'Shelley Nail', is written over a horizontal line.

Shelley Nail, Donna Trout, Johnie Eads, Charles Green, Shawn Schiller, Jonathan Schendel, Patrick Zwiers, Kristopher Holub, Aarti Patel, Cassie Martin, Dana Kamin, Garrett Sanders, Kristina McCrary, Lisa Bruno, Zane Nail, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

FILED  
At \_\_\_\_\_ O'Clock \_\_\_\_\_ M.

SEP 12 2022

JANIE MACIAS  
County/District Clerk, Crane Co. Texas