

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/30/2016

Grantor(s)/Mortgagor(s):
EDDIE LEE HECTOR JR AND VIRGINIA DAWN
HECTOR HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, L.L.C

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
CORNERSTONE HOME LENDING, INC. ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2017000324

Property County:
LIBERTY

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

Legal Description: LOT FIVE (5), FORDLAND ESTATES, SECTION THREE (3), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO 2015004674 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

Date of Sale: 6/6/2023

Earliest Time Sale Will Begin: 10AM

Place of Sale of Property: THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

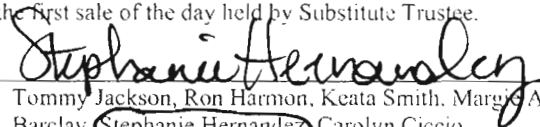
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, Carolyn Ciccio or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
at 12:00 o'clock P M
MAR 09 2023
LEE H. CHAMBERS
CLERK OF COURTS LIBERTY COUNTY, TEXAS
By Adrian Driver DEPUTY

MH File Number: TX-22-95968-POS
Loan Type: FHA