

1717 MILDRED ST
KINGSVILLE, TX 78363

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NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: December 02, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE WEST STEPS (FRONT DOOR) OF THE KLEBERG COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2022 and recorded in Document INSTRUMENT NO. 2022-330288 real property records of KLEBERG County, Texas, with CASSANDRA ANN RODRIGUEZ, UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CASSANDRA ANN RODRIGUEZ, UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$162,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, BOB FRISCH, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, ALEXIS MENDOZA, JANICE STONER, MARY GOLDSTON, JOHN SISK, ALEENA LITTON, MARCIA CHAPA, ERICA DUARTE GUEST, LACRECIA ROBINSON, AUCTION.COM, ADOLFO RODRIGUEZ, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is W. D. LAREW, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on OCT 2, 2025 I filed at the office of the KLEBERG County Clerk and caused to be posted at the KLEBERG County courthouse this notice of sale.

W. D. LAREW

Declarants Name:

W. D. LAREW

Date:

10/2/25

FILED FOR RECORD
on 10-2-2025
at 8:50
Salvador "Sonny" Barrera III
Kleberg County Clerk
By: *[Signature]*

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KLEBERG

EXHIBIT "A"

LOT TEN (10), BLOCK SEVEN (7), FORREST PARK UNIT NO. 2, AN ADDITION IN KLEBERG COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT OF RECORD IN CABINET 1, ENVELOPE 115, MAP RECORDS, KLEBERG COUNTY, TEXAS.

FILED FOR RECORD

on 10-2-2025
at 8:50

Salvador "Sonny" Barrera III
Kleberg County, Clerk

By: [Signature]
Deputy