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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

APR 13 2017

Matter No.: 055667-TX

Date: April 12, 2017

County where Real Property is Located: Jim Wells

JC Perez III, Co-Clk Jim Wells Co, Texas
Deputy

ORIGINAL MORTGAGOR: ROQUE J. LOZANO AND GUADALUPE G. LOZANO, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR RBC MORTGAGE COMPANY, AND ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 7/15/2004, RECORDING INFORMATION: Recorded on 7/20/2004, as Instrument No. 359164, in Book 871, Page 185,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SEVEN (7), BLOCK (5) OF EDGEWOOD ADDITION NO. 2, AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 44 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/6/2017, the foreclosure sale will be conducted in Jim Wells 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:

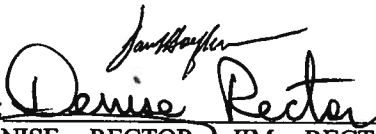
PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.



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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:  Substitute Trustee
DENISE RECTOR, JIM RECTOR, LESLYE EVANS,
SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW,
EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL
EVANGELISTI, MARCIA CHAPA, MARTHA BOETA,
FREDERICK BRITTON, KRISTOPHER HOLUB, BARBARA
SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN

Return to:
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866-931-0036