

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/25/2020	Grantor(s)/Mortgagor(s): JOHN ROBERT YSASAGA AND TRACI YSASAGA, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST BANK & TRUST D/B/A PRIMEWEST MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-1565	Property County: LYNN
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
Date of Sale: 6/3/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: The north side of the Lynn County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT TWENTY-SEVEN (27), COTTON CREEK, A SUBDIVISION OUT OF REAL PROPERTY SITUATED IN LYNN COUNTY, TEXAS WHICH IS MORE PARTICULARLY DESCRIBED AS A 51.54 ACRE TRACT OF LAND, LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION 108, BLOCK 12 OF THE GEORGETOWN RY. CO. SURVEY, LYNN COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF, RECORDED IN/UNDER VOLUME 481, PAGE 632, OF THE OFFICIAL PUBLIC RECORDS OF LYNN COUNTY, TEXAS, LYNN COUNTY, TEXAS, AND PLAT RECORDED IN/UNDER CLERK'S FILE NO. 2018-0734, A-252, PLAT CABINET RECORDS OF LYNN COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Jamie Osborne, Kevin Key, Jay Jacobs, Ronald Byrd, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Lisa Bruno, Auction.com, Brad Dickey, Nicole Dickey, Mike Quartaro, Keith Rodgers or Drew Dickey, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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.

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.

Dated: 4/23/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 4/23/24

Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-109065-POS
Loan Type: Conventional Residential

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2025-0491

FILED ON: APRIL 24, 2025 AT 1:42pm
THE INSTRUMENT CONTAINED 2 PAGES AT FILING
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 24th day of April 2025 at 1:42 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0491, 2 Pages

A handwritten signature in blue ink that reads "Karen Rendon".

Karen Rendon, County Clerk

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

BROWDER TITLE RESEARCH
897 ELMWOOD DR
ABILENE, TEXAS 79605