

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/15/2017

**Grantor(s)/Mortgagor(s):**  
ANNAMELLO ORTIZ, AN UNMARRIED WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR DHI  
MORTGAGE COMPANY LTD, ITS SUCCESSORS AND  
ASSIGNS

**Current Beneficiary/Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2017078000

**Property County:**  
TRAVIS

**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 24, BLOCK J, OF STONEWATER, PHASE 2, A SUBDIVISION IN THE CITY OF MANOR,  
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 201600180,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** THE REAR "SALLYPORT" OF THE COUNTY COURTHOUSE LOCATED ON THE WEST SIDE  
OF THE COURTHOUSE IMMEDIATELY SOUTH AND SLIGHTLY EAST OF THE INTERSECTION OF 11TH STREET  
AND SAN ANTONIO STREET, 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.

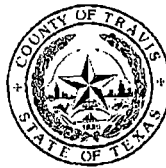
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further  
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet  
Watts

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 AND RECORDED  
OFFICIAL PUBLIC RECORDS**

**Rebecca Guerrero, County Clerk  
Travis County, Texas**

**MH File Number:** TX-22-81201-POS  
**Loan Type:** FHA

**202240172**

**Mar 24, 2022 11:12 AM  
Fee: \$3.00**

**MEDINAE**