

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: August 01, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE NORTH FRONT DOOR OF THE HOWARD 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 May 27, 2016 and recorded in Document VOLUME 1544, PAGE 85 real property records of HOWARD County, Texas, with JACQUELINE D. STARR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACQUELINE D. STARR, securing the payment of the indebtednesses in the original principal amount of 122,735.00, 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

*Shelley Nail by Chelsea Brooks*

LANELLE LYNCH, SHELLEY NAIL, DONNA TROUT, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, OR KRISTIE ALVAREZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

2017 JUN 28 PM 2:48  
FILED  
POSTED  
ESPERA MONTGOMERY  
COUNTY CLERK HOWARD COUNTY  
Flaminio Diaz



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EXHIBIT "A"

LOT NO. 9 OF DENTON SUBDIVISION OF A 16.29 ACRE TRACT OF LAND OUT OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NO. 44, BLOCK NO. 31, TOWNSHIP 1-NORTH, T. & P. RY. CO. SURVEYS, HOWARD COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" I.P. FROM WHICH A 1 1/2" I.P., THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION NO. 44, BLOCK NO. 31, TOWNSHIP 1-NORTH, T. & P. RY. CO. SURVEYS, HOWARD COUNTY, TEXAS, BEARS N. 25 DEGREES 57' W. 77.6 FEET AND N. 74 DEGREES 24' 40" E. 960.4 FEET; SAID 3/4" I.P. LOCATED IN THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD, DESIGNATED AS TERRY ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE S. 64 DEGREES 03' W. 208.7 FEET TO A 3/4" I.P. FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 25 DEGREES 57' E. 257.9 FEET TO A 3/4" I.P. FOR THE S.W. CORNER OF AN 0.886 ACRE TRACT CONVEYED TO JOHNNY L. ZITTERKOPF, ET UX, BY C. A. DENTON, ET UX, BY WARRANTY DEED DATED OCTOBER 5, 1966, RECORDED IN VOL. 372, PAGE 273, DEED RECORDS OF HOWARD COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 30 DEGREES 36' E. ALONG THE WEST LINE OF SAID ZITTERKOPF 0.886 ACRE TRACT, 245.0 FEET TO A 3/4" I.P. LOCATED IN THE WEST RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD, FOR THE NORTHWEST CORNER OF SAID ZITTERKOPF TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 35 DEGREES 57' W., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD, 120.0 FEET TO THE PLACE OF BEGINNING.

POSTED  
FILED  
2017 JUN 28 PM 2:48  
DEEDS  
COUNTY CLERK HOWARD COUNTY  
BY COUNTY CLERK  
DUES



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