

1617 WOOD ST
BROWNWOOD, TX 76801

0000008549321

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: November 05, 2019

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

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

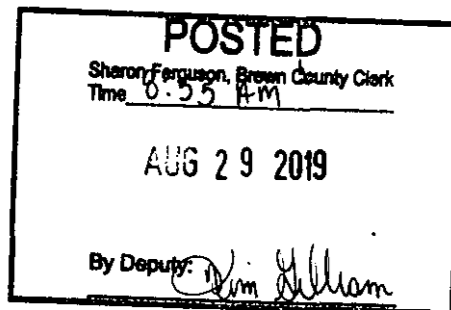
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 09, 2017 and recorded in Document CLERK'S FILE NO. 2017-1705523 real property records of BROWN County, Texas, with JERRY PAYNE grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JERRY PAYNE, securing the payment of the indebtednesses in the original principal amount of \$102,388.00, 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:

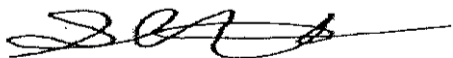
c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



11-6-19

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.

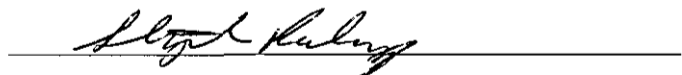
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA J. REPPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, DYLAN RUIZ, JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR STEPHEN RAWLINGS 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.



Shawnika Harris

Certificate of Posting

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-29-2019 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.



Declarants Name: Stephen Rawlings

Date: 8-29-2019

EXHIBIT "A"

THE REAL PROPERTY DESCRIBED AS FOLLOWS: 1.688 ACRES IN THE ROBERT MALONE SURVEY # 48, ABSTRACT # 656, BROWN COUNTY, TEXAS, SAID TRACT IS RECOGNIZED AS THAT LAND THAT JACK RODNEY RUSSELL, ET UX. DEEDED TO R.V. CHRANE, ET UX, BY DEED DATED FEBRUARY 15, 1971 AND RECORDED IN VOLUME # 604, PAGE # 46, BROWN COUNTY, REAL PROPERTY RECORDS.

BEGINNING AT A SET IRON STAKE LOCATED ON THE NW LINE OF WOOD STREET FOR THE SOUTH CORNER OF THIS TRACT. SAID POINT IS LOCATED AT THE SOUTH CORNER OF A 25 ACRE TRACT DESCRIBED IN VOLUME #138, PAGE #162, BROWN COUNTY REAL PROPERTY RECORDS. SAID POINT IS ALSO LOCATED AT THE SOUTH CORNER OF THE FIRST TRACT DESCRIBED IN SAID DEED TO R. V. CHRANE, ET UX. SAID POINT IS ALSO RECOGNIZED AS THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME #1152, PAGE # 678, BROWN COUNTY REAL PROPERTY RECORDS.

THENCE N 45 DEGREES 17 MINUTES 48 SECONDS W 558.7 FT (N 45 DEGREES W 581.9 FT- DEED CALL) ALONG THE GENERAL COURSE OF A FENCE LINE PART OF THE WAY TO A SET IRON STAKE NEAR A PECAN TREE REFERRED TO IN SAID DEED TO R.V. CHRANE, ET UX.

THENCE N 5 DEGREES 29 MINUTES 05 SECONDS E 34.5 FT. (N 21 DEGREES 30 E 80.0 FT. - DEED CALL) ALONG A FENCE LINE LOCATED ON THE WEST BANK OF SAID WILLIS CREEK TO A CORNER POST.

THENCE N 28 DEGREES 37 MINUTES 27 SECONDS E 113.7 FT (N 50 DEGREES E 72.2 FT.- DEED CALL) ALONG A FENCE LINE LOCATED ON THE WEST BANK OF SAID WILLIS CREEK TO A SET IRON STAKE. SAID POINT IS RECOGNIZED AS THE NORTH CORNER OF THE SECOND TRACT DESCRIBED IN SAID DEED TO R.V. CHRANE, ET U X. SAID POINT IS ALSO RECOGNIZED AS THE WEST CORNER OF THE FIRST TRACT DESCRIBED IN A DEED RECORDED IN VOLUME # 1090, PAGE # 380, BROWN COUNTY, REAL PROPERTY RECORDS.

THENCE S 45 DEGREES 46 MINUTES 50 SECONDS E 358.5 FT.(S 45 DEGREES E 354.1 FT. - DEED CALL) ALONG A FENCE LINE MOST OF THE WAY TO AN IRON TEE POST. SAID POINT IS RECOGNIZED AS THE EAST CORNER OF THE SECOND TRACT DESCRIBED IN SAID DEED TO R.V. CHRANE, ET UX. SAID POINT IS ALSO RECOGNIZED AS THE NORTH CORNER OF THE SECOND TRACT DESCRIBED IN SAID DEED RECORDED IN VOLUME # 1090, PAGE # 380, BROWN COUNTY, REAL PROPERTY RECORDS.

THENCE S 45 DEGREES 35 MINUTES 49 SECONDS W 33.0 FT (S 45 DEGREES W 36.1 FT.- DEED CALL) ALONG A FENCE LINE TO AN IRON CORNER POST. SAID POINT IS THE SOUTH CORNER OF THE SECOND TRACT DESCRIBED IN SAID DEED TO R.V. CHRANE, ET UX. SAID POINT IS ALSO RECOGNIZED AS THE WEST CORNER OF THE SECOND TRACT DESCRIBED IN A DEED RECORDED IN VOLUME # 1090, PAGE # 380, BROWN COUNTY, REAL PROPERTY RECORDS.

THENCE S 45 DEGREES 31 MINUTES 02 SECONDS E 254.7 FT. (S 45 DEGREES E 254 FT.- DEED CALL) ALONG A FENCE LINE PART OF THE WAY TO A FOUND IRON STAKE LOCATED AT THE EAST CORNER OF THE THIRD TRACT DESCRIBED IN SAID DEED TO R.V. CHRANE, ET UX. SAID POINT IS ALSO THE SOUTH CORNER OF SAID SECOND TRACT DESCRIBED IN A DEED RECORDED IN VOLUME # 1090, PAGE # 380, BROWN COUNTY, REAL PROPERTY RECORDS.

THENCE S 45 DEGREES 00 MINUTES 00 SECONDS W 107.1 FT. (BEARING LINE) ALONG THE NW LINE OF WOOD STREET TO THE POINT OF BEGINNING.