

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: March 05, 2019

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

Place THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

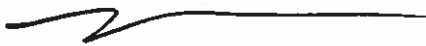
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 02, 2013 and recorded in Document CLERK'S FILE NO. 2013002171 real property records of CASS County, Texas, with TERESA M MUSGROVE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERESA M MUSGROVE, securing the payment of the indebtednesses in the original principal amount of \$131,632.00, 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


ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER OR SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO

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 CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
2019 FEB 12 PM 1:04
AMY L. VARNELL
CASS COUNTY CLERK



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EXHIBIT "A"

ALL THAT CERTAIN 0.91 ACRE TRACT OF LAND, IN THE JANE RICHIE SURVEY, ABSTRACT NO. 877, CITY OF ATLANTA, CASS COUNTY, TEXAS, BEING ALL OF THE FOLLOWING THREE TRACTS VOL. 554, PG. 521, VOL. 713, PG. 517, DEED RECORDS, AND VOL. 814, PG. 317 REAL PROPERTY RECORDS OF CASS COUNTY, SAID 0.91 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: NORTH LINE OF INSTRUMENT NO. 2009002455)

BEGINNING AT: A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF LINDSEY LANE (A.K.A. TEXAS FARM ROAD. NO. 785 FOR THE NORTHEAST CORNER OF THIS TRACT AND 554/521, ALSO THE NORTHWEST CORNER OF 1230/694;

THENCE: S 01° 18' 51" E, 220.12 FEET WITH COMMON BOUNDARY OF 1230/694 TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND 713/517, ALSO AN ANGLE CORNER OF 1230/694;

THENCE: S 88° 34' 08" W, 100.5 FEET WITH COMMON BOUNDARY OF 1230/694 TO A 1" IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT, SOUTHWEST CORNER OF 713/517, SOUTHEAST CORNER OF 2010002624;

THENCE: N 01° 25' 56" W, 100.42 FEET WITH COMMON BOUNDARY OF 2010002624 TO AN AXLE FOUND FOR AN ANGLE CORNER OF THIS TRACT, NORTHWEST CORNER OF 713/517, NORTHEAST CORNER OF 2010002624, SOUTHEAST CORNER OF 814/317;

THENCE: S 89° 30' 12" W, 150.69 FEET WITH COMMON BOUNDARY OF 2010002624 TO A POINT (NOT SET) IN A CREPE MYRTLE BUSH IN THE EAST RIGHT-OF-WAY LINE OF LINDSEY LANE (A.K.A. TEXAS FARM ROAD NO. 785) FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT, NORTHWEST CORNER OF 2010002624, SOUTHWEST CORNER OF 814/317, TYPE 1 CONCRETE RIGHT-OF-WAY MONUMENT FOUND FOR THE SOUTHWEST CORNER OF 2010002624 BEARS S 01° 07' 41" E, 100.40 FEET;

THENCE: N 01° 07' 41" W, 62.55 FEET WITH SAID RIGHT-OF-WAY LINE TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: ALONG AND WITH SAID CURVE AS IT FOLLOW SAID RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 80° 07' 54" , A RADIUS OF 60.00 FEET, A LENGTH OF 83.91 FEET AND A LONG CHORD BEARING N 40° 33' 06" E, 77.24 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE: WITH THE SOUTH RIGHT-OF-WAY LINE OF LINDSEY LANE (A.K.A. TEXAS FARM ROAD NO. 785) AS FOLLOWS N 89° 59' 56" E, 97.84 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF 814/317, NORTHWEST CORNER OF 554/521;

N 89° 59' 56" E, 100.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.91 ACRE OF LAND, MORE OR LESS.

FILED FOR RECORD
2019 FEB 12 PM 1:04
AMY L. VARNELL
CASS COUNTY CLERK



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