

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: May 07, 2019

Time: The sale will begin at 10:00 AM 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

FILED FOR RECORD
2019 APR 15 PM 1:44
AMY L. YARNELL
CASS COUNTY CLERK



702 LINDSEY LN
ATLANTA, TX 75551

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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 ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE OR RONNIE HUBBARD 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 15, 2019 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: Kevin McCarthy

Date: April 15, 2019

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CASS

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.