

FILED FOR RECORD

2019 AUG 13 PM 2: 49

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AMY L. VARNELL  
CASS COUNTY CLERK

605 1ST STREET  
QUEEN CITY, TX 75572

**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: September 03, 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 March 07, 2014 and recorded in Document CLERK'S FILE NO. 2014001248 real property records of CASS County, Texas, with KEONDRICK BANKS AND LAKEN BANKS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KEONDRICK BANKS AND LAKEN BANKS, securing the payment of the indebtednesses in the original principal amount of \$88,265.00, 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



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**EXHIBIT "A"**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN CASS COUNTY, TEXAS, BEING A PART OF THE JAMES CLEMENTS HR SURVEY, BEING ALL OF LOT NO. 1, IN BLOCK NO. 20, ACCORDING TO THE PLAT RECORDED IN VOL. 1, PAGE 24 OR CABINET A, SLIDE 52 OF THE PLAT RECORDS OF CASS COUNTY,

BEING THE SAME LAND AS DEEDED BY MRS. L.C. STANLEY, A FEMME SOLE, TO MRS. IVY BOWEN BY DEED DATED DECEMBER 18, 1946. AND RECORDED IN VOL. X-9, PAGE 639, OF THE DEED RECORDS OF CASS COUNTY, TEXAS.