

503 WEST TAYLOR STREET
ATLANTA, TX 75551

0000008735847

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 04, 2020

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 January 10, 2018 and recorded in Document CLERK'S FILE NO. 2018000242 real property records of CASS County, Texas, with DENNIS BLAKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DENNIS BLAKE, securing the payment of the indebtednesses in the original principal amount of \$66,755.00, 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

AMY L. VARNELL
CASS COUNTY CLERK

2020 MAY 29 AM 8:50



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 SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO 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.



Israel Saucedo

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 05/29/2020 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: 05/29/2020

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JANE RICHIE HEADRIGHT SURVEY, ABSTRACT 877, CASS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM ESTATE OF NELLIE DARNELL WALKER, C/O PATSY RUTH WALKER BLANK TO MARGARET JOYCE WALKER CARLISLE, DATED OCTOBER 17, 2002, RECORDED IN VOLUME 1177, PAGE 561 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD CAPPED MTG 101011-00, SET FOR A CORNER, LYING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST TAYLOR STREET, THE NORTHWEST CORNER OF THE SAID CARLISLE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.506 ACRES IN THE DEED FROM RICHARD TRAVIS RANSOM AND WIFE TO ELIZABETH JEAN ROSS, DATED FEBRUARY 24, 2012, RECORDED IN DOCUMENT NO. 2012001052 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS;

THENCE NORTH 85 DEGREES 27 MINUTES 02 SECONDS EAST A DISTANCE OF 150.47 FEET ALONG THE NORTH LINE OF THE SAID CARLISLE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF WEST TAYLOR STREET TO A 1/2 INCH STEEL ROD (CONTROL MONUMENT), FOUND FOR A CORNER, THE NORTHEAST CORNER OF THE SAID CARLISLE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.46 ACRES IN THE DEED FROM MARGARHUC MAUPIN TO SUSAN GREIG AND HUSBAND, DATED OCTOBER 30, 2015, RECORDED IN DOCUMENT NO. 2015006412 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, SAID CORNER BEARS NORTH 85 DEGREES 27 MINUTES 02 SECONDS EAST (BASIS OF BEARINGS) A DISTANCE OF 137.03 FEET TO A 1/2 INCH STEEL ROD (CONTROL MONUMENT) FOUND FOR A CORNER, THE NORTHEAST CORNER OF THE SAID 0.46 ACRE TRACT;

THENCE SOUTH 03 DEGREES 17 MINUTES 07 SECONDS EAST A DISTANCE OF 146.84 FEET ALONG THE EAST LINE OF THE SAID CARLISLE TRACT AND THE WEST LINE OF THE SAID 0.46 ACRE TRACT PASSING A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE SOUTHWEST CORNER OF THE SAID 0.46 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.00 ACRE IN THE DEED FROM ELOUISE SMITH CARLISLE TO LORENE W. HARRISON AND NORMA HARRISON HADDEN, DATED APRIL 22, 1999, RECORDED IN VOLUME 1085, PAGE 281 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, SAME BEING DESCRIBED AS 1.00 ACRE BY DEED OF RECORD FROM LALIA K. LEE TO ELOUISE SMITH CARLISLE, DATED MARCH 20, 1989, RECORDED IN VOLUME 850, PAGE 292 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF THE CARLISLE TRACT AND THE WEST LINE OF THE SAID 1.00 ACRE TRACT A DISTANCE OF 82.25 FEET FOR A TOTAL DISTANCE OF 229.09 FEET TO A 1/2 INCH STEEL ROD CAPPED MTG 101011-00, SET FOR A CORNER, LYING IN THE WEST LINE OF THE SAID 1.00 ACRE TRACT, THE SOUTHEAST CORNER OF THE SAID CARLISLE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.50 ACRES IN THE DEED FROM J. M. WALKER, AND WIFE, TO ATLANTA BOYS BASEBALL ASSOCIATION, INC., DATED AUGUST 17, 1965, RECORDED IN VOLUME 471, PAGE 411 OF THE DEED RECORDS OF CASS COUNTY, TEXAS;

THENCE SOUTH 86 DEGREES 36 MINUTES 12 SECONDS WEST A DISTANCE OF 150.09 FEET ALONG THE SOUTH LINE OF THE SAID CARLISLE TRACT AND THE NORTH LINE OF THE SAID 1.50 ACRES TRACT TO A 3/8 INCH STEEL ROD (CONTROL MONUMENT), FOUND FOR A CORNER, THE SOUTHWEST CORNER OF THE SAID CARLISLE TRACT, THE SOUTHEAST CORNER OF THE SAID 0.506 ACRE TRACT AND LYING IN THE NORTH LINE OF THE SAID 1.50 ACRE TRACT;

THENCE NORTH 03 DEGREES 22 MINUTES 13 SECONDS WEST A DISTANCE OF 226.04 FEET ALONG THE WEST LINE OF THE SAID CARLISLE TRACT AND THE EAST LINE OF THE SAID 0.506 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.785 ACRES OF LAND, MORE OR LESS.