

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/23/2014

Grantor(s)/Mortgagor(s):
DANNY MCDANIEL, AND SHARON MCDANIEL,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA VETERANS
UNITED HOME LOANS, ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2014006786

Property County:
CASS

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

FILED FOR RECORD
2023 MAR 23 AM 10:14
AMY L. VARNELL
CASS COUNTY CLERK

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 5/2/2023

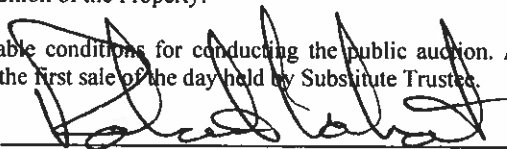
Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.



Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston Posted March 23, 2023.
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-81706-POS
Loan Type: VA

TX-22-81706-FC

EXHIBIT "A"

ALL THAT CERTAIN 0.46 ACRE TRACT OF LAND, BEING LOT 32, WHISPERING PINES SUBDIVISION, SECTION 1, BBB & CRR SURVEY, A-151, CASS COUNTY, TEXAS, AND BEING A TRACT RECORDED IN VOL. 1117, PG 767, OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, AND SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 476, CASS COUNTY PLAT RECORDS, 0.46 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: SURVEY PLAT BY A.M. BENEFIELD, DATED AUGUST 22, 2000)

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF CASS COUNTY ROAD NO. 4793 FOR THE SOUTHEAST CORNER OF LOT 32 AND THIS TRACT, NORTHEAST CORNER OF LOT 29;

THENCE: N 89° 56' 48" W, 166.60 FEET WITH COMMON BOUNDARY OF LOTS 29 AND 32 TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND LOT 32, NORTHWEST CORNER OF LOT 29;

THENCE: N 00° 45' 30" E, (BEARING BASIS) 120.67 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND LOT 32, SOUTHWEST CORNER OF LOT 33;

THENCE: S 89° 53' 32" E, 166.26 FEET WITH COMMON BOUNDARY OF LOTS 32 AND 33 TO A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF CASS COUNTY ROAD NO. 4793 FOR THE NORTHEAST CORNER OF THIS TRACT AND LOT 32, SOUTHEAST CORNER OF LOT 33;

THENCE: S 00° 35' 47" W, 120.51 FEET WITH THE WEST RIGHT-OF-WAY OF CASS COUNTY ROAD NO. 4793 TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRE OF LAND, MORE OR LESS.