

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: October 03, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 November 06, 2015 and recorded in Document VOLUME 417, PAGE 913 real property records of JONES County, Texas, with RONDALL A. PAYNE AND TESH A L. PAYNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONDALL A. PAYNE AND TESH A L. PAYNE, securing the payment of the indebtednesses in the original principal amount of \$280,000.00, 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

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED NOTICE
DATE 9/17 TIME 10:15AM
[Signature]
JONES COUNTY CLERK, JONES CO., TX
BY: [Signature]



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EXHIBIT "A"

BEING 15.353 ACRES OF LAND PREVIOUSLY DESCRIBED IN VOLUME 200, PAGE 463, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS AS A 15-1/2 ACRE TRACT OUT OF THE SOUTHEAST 1/4 OF SECTION NO. 8, BLOCK NO. 2, T.&N.O. RY CO. LAND, JONES COUNTY, TEXAS.

BEGINNING AT A FOUND 1/2" METAL REBAR IN COUNTY ROAD 360 (NO DEDICATION FOUND) AT THE NORTHEAST CORNER OF SAID 15-1/2 TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION NO. 8, BLOCK 2, T.&N.O. RY CO. LAND IS RECORD TO BEAR N13 DEGREES E 388-1/2 VARAS, AND FROM SAID POINT OF BEGINNING A FOUND 3/4" METAL PIPE IN SAID COUNTY ROAD 360 BEARS N12 DEGREES 59' 34" W 659.05';

THENCE S13 DEGREES 12' 50"E, WITH SAID ROAD, 359.30' TO A FOUND 1/2" METAL REBAR, IN SAID ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 3/8" METAL REBAR, IN SAID ROAD, AT THE SOUTHEAST CORNER OF A 15-1/2 ACRE TRACT RECORDED IN VOLUME 130, PAGE 752, OFFICIAL PUBLIC RECORDS BEARS S13 DEGREES 16' 18" E 359.05';

THENCE S77 DEGREES 00'00"W 1861.39' TO A FOUND SET 1/2" METAL REBAR, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N13 DEGREES 12' 50"W 359.30' TO A FOUND 1-3/4" METAL REBAR, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE N77 DEGREES 00' 00" E (BEARING BASIS) 1861.39' TO THE POINT OF BEGINNING AND CONTAINING 15.353 ACRES OF LAND, MORE OR LESS.



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