

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: December 04, 2018
Time: The sale will begin at 10:00AM or not later than three hours after that time.
Place LOCATION DESIGNATED BY THE COMMISSIONERS COURT DATED 09/16/87, VOLUME 755, PAGE 402 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 December 03, 2014 and recorded in Document VOLUME 1717, PAGE 680; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 1780, PAGE 499 real property records of FAYETTE County, Texas, with AMY RICHARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by AMY RICHARD, securing the payment of the indebtednesses in the original principal amount of \$127,645.00, 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

John McCarthy by Taj Kirkpatrick

EBBIE MURPHY, MEGAN L RANDLE, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, JILL NICHOLS, MEGAN RANDLE, REBECCA BOLTON, AMY JURASEK, OR JOHN MCCARTHY Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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 FAYETTE County Clerk and caused to be posted at the FAYETTE County courthouse this notice of sale.

Certificate of Posting

Declarants Name: _____
Date: _____

FILED
OCT 16 2018
2:00AM
Julie Karstedt VS
JULIE KARSTEDT
CO. CLERK, FAYETTE CO TEXAS



NOS00000007666282

EXHIBIT "A"

BEING A 0.706 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN GREEN LEAGUE, ABSTRACT NO. 49, FAYETTE COUNTY, TEXAS AND BEING ALL OF A CALLED 0.705 ACRE TRACT OF LAND DESCRIBED IN VOLUME 716, PAGE 633, DEED RECORDS, FAYETTE COUNTY, TEXAS, SAID 0.706 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 3/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED 0.705 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE EAST LINE OF SAID 0.705 ACRE TRACT SOUTH 01 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 304.72 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 3.142 ACRE TRACT OF LAND RECORDED IN VOLUME 550, PAGE 345, DEED RECORDS, FAYETTE COUNTY, TEXAS, THE SOUTH CORNER OF SAID 0.705 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHWEST LINE OF SAID 0.705 ACRE TRACT, NORTH 55 DEGREES 10 MINUTES 30 SECONDS WEST, A DISTANCE OF 188.42 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE REMAINDER OF SAID 3.142 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 0.705 ACRE TRACT AND HEREIN DESCRIBED TRACT, SAID IRON ROD BEING IN THE CURVED EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 609;

THENCE IN A NORTHERLY DIRECTION, WITH THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 609, THE WEST LINE OF SAID 0.705 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 204.96 FEET, HAVING A RADIUS OF 1959.85 FEET, A CENTRAL ANGLE OF 05 DEGREES 59 MINUTES 32 SECONDS AND A CHORD WHICH BEARS NORTH 18 DEGREES 04 MINUTES 40 SECONDS EAST, A DISTANCE OF 204.87 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.705 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF FM HIGHWAY 609 WITH THE NORTH LINE OF SAID 0.705 ACRE TRACT, NORTH 88 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 82.92 FEET TO THE POINT OF BEGINNING CONTAINING 0.706 ACRES OF LAND, MORE OR LESS.



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