

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: June 05, 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 October 02, 2014 and recorded in Document VOLUME 1710, PAGE 118 real property records of FAYETTE County, Texas, with DUANE A ONDRUCH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DUANE A ONDRUCH, securing the payment of the indebtednesses in the original principal amount of \$174,775.00, 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



JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, LOUISE GRAHAM, DONALD GRAHAM, JILL NICHOLS, EBBIE MURPHY, 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

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

Declarants Name: _____
Date: _____

FILED
MAY 15 2018
8:00 Am
Julie Karstedt PV
JULIE KARSTEDT
CO. CLERK, FAYETTE CO TEXAS



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EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, A PART OF THE KESIAH CRIER LEAGUE, A-38, SAME BEING LOT 24 OF THE DEMEL-BROSSMANN ADDITION TO THE CITY OF SCHULENBURG, TEXAS, AS SHOWN ON A PLAT OF SAID ADDITION RECORDED IN VOLUME 328, PAGE 435 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, SAME BEING A 7000 SQUARE FEET LOT DESCRIBED IN A DEED FROM MATHILDA BROSSMANN TO HERBERT J. KLOESEL, DATED JULY 8, 1941 AND RECORDED IN VOLUME 183, PAGE 441 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, SAME BEING A 3,500 SQUARE FEET LOT DESCRIBED AS FIRST TRACT AND A 10,500 SQUARE FEET LOT DESCRIBED AS SECOND TRACT IN A DEED FROM MATHILDA BROSSMANN, A FEME SOLE, TO HERBERT J. KLOESEL AND WIFE, HILDA KLOESEL, DATED NOVEMBER 5, 1947 AND RECORDED IN VOLUME 216, PAGE 94 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, SAME LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF SCHULENBURG, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNIG AT AN IRON ROD SET FOR THE NORTHEAST CORNER, SAME BEING THE NORTHEAST CORNER OF THE SAID HERBERT J. KLOESEL, ET UX. 10,500 SQUARE FEET LOT, SAME LYING IN THE SOUTH RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 90, SAME BEING THE NORTHEAST CORNER OF SAID LOT 24;

TEHNCE, ALONG THE EAST BOUNDARY OF THE SAID HERBERT J. KLOESEL, ET UX. 10,500 SQUARE FEET LOT AND THE EAST LINE OF SAID LOT 24, SOUTH 140.00 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER, SAME BEING THE SOUTHEAST CORNER OF THE SAID HERBERT J. KLOESEL, ET UX. 10,500 SQUARE FEET LOT, SAME LYING IN THE NORTH MARGIN OF A 25 FEET WIDE ALLEY;

THENCE, ALONG THE SOUTH BOUNDARIES OF THE SAID HERBERT J. KLOESEL, ET UX. 10,500 SQUARE FEET LOT, 7,000 SQUARE FEET LOT AND 3,500 SQUARE FEET LOT AND THE NORTH MARGIN OF SAID 25 FEET WIDE ALLEY, WEST 150.0 FEET TO AN IRON ROD SET FOR THE SOUTHWEST CORNER, SAME BEING THE SOUTHWEST CORNER OF THE SAID HERBERT J. KLOESEL, ET UX. 3,500 SQUARE FEET LOT. SAME BEING THE SOUTHWEST CORNER OF SAID LOT 24;

THENCE, ALONG THE WEST BOUNDARY OF THE SAID HERBERT J. KLOESEL, ET UX. 3,500 SQUARE FEET LOT AND THE WEST LINE OF SAID LOT 24, NORTH 140.0 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER, SAME BEING THE NORTHWEST CORNER OF THE SAID HERBERT J. KLOESEL, ET UX. 3,500 SQUARE FEET LOT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 24, SAME LYING IN THE SOUTH RIGHT-OF-WAY MARGIN OF SAID U.S. HIGHWAY 90;

THENCE ALONG THE NORTH BOUNDARIES OF THE SAID HERBERT J. KLOESEL, ET UX. 3,500 SQUARE FEET LOT, 7,000 SQUARE FEET LOT AND 10,500 SQUARE FEET LOT AND THE SOUTH RIGHT-OF-WAY MARGIN OF SAID U.S. HIGHWAY 90, EAST 150.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 21,000 SQUARE FEET OF LAND, MORE OR LESS.

FILED**MAY 15 2018***8:12 AM
Julie Karstedt PV***JULIE KARSTEDT
CO. CLERK, FAYETTE CO TEXAS**

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