

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: May 02, 2017

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

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 April 02, 2012 and recorded in Document CLERK'S FILE NO. 01201412 real property records of FREESTONE County, Texas, with CODY P. SHERRARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CODY P. SHERRARD, securing the payment of the indebtednesses in the original principal amount of \$88,265.00, 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

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH 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 FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 29, 2017 AT 12:17P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 140752
By: Charlotte McCarthy, Deputy



NOS00000006570469

EXHIBIT "A"

BEING 0.52 ACRES OF LAND, MORE OR LESS, SITUATED IN THE NATHANIEL PECK SURVEY, A-820, FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE NATHANIEL PECK SURVEY, ABSTRACT NO. 820, FREESTONE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.52 ACRE TRACT DESCRIBED IN A DEED TO TOMMIE OAKES FROM RAYMOND K. SHANNON AND KAREN SHANNON ON JUNE 4, 2002 IN VOLUME 1200, PAGE 803 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIPE (FOUND) IN A 2" IRON PIPE FOR THE WEST CORNER OF THE ABOVE MENTIONED 0.52 ACRE TRACT, THENCE NORTH CORNER OF A CALLED 0.55 ACRE TRACT CONVEYED TO DELMAR ROSS WALDRIP ON APRIL 20, 2011 IN VOLUME 1548, PAGE 186 AND BEING IN THE SOUTHEAST RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY NO. 80, FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT (FOUND) BEARS SOUTH 61 DEG. 00 MIN. 00 SEC. WEST-313.75 FT.;

THENCE NORTH 61 DEG. 00 MIN. 00 SEC. EAST WITH THE NORTHWEST LINE OF THE 0.52 ACRE TRACT AND THE SOUTHEAST RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY NO. 80, A DISTANCE OF 105.00 FT TO THE NORTH CORNER OF THE 0.52 ACRE TRACT, THE WEST CORNER OF A CALLED 1.012 ACRE TRACT CONVEYED TO LARRY E. JOINER ON JUNE 21, 2010 IN VOLUME 1518, PAGE 394, FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT (FOUND) BEARS NORTH 61 DEG. 00 MIN. 00 SEC. EAST - 145.00 FT., A 1/2" IRON ROD (FOUND) BEARS SOUTH 30 DEG. 44 MIN. 02 SEC. EAST - 0.37 FT. AND A 2" IRON PIPE (FOUND) BEARS SOUTH 39 DEG. 29 MIN. EAST - 4.50 FT.;

THENCE SOUTH 30 DEG. 44 MIN. 02 SEC. EAST WITH THE NORTHEAST LINE OF THE 0.52 ACRE TRACT, A DISTANCE OF 215.99 FT. TO A 1/2" IRON ROD (SET) IN A FENCE FOR THE EAST CORNER OF THE 0.52 ACRE TRACT AND BEING IN THE NORTHWEST LINE OF A CALLED 3.49 ACRE TRACT CONVEYED TO STEVEN GILLIAM AND WIFE, ANNETTE GILLIAM ON OCTOBER 18, 2004 IN VOLUME 1295, PAGE 360, FROM WHICH A 1/2" IRON ROD (FOUND) CAPPED "MJR 1858" BEARS NORTH 28 DEG. 32 MIN. 40 SEC. WEST - 5.67 FT., A 1/2" IRON ROD (FOUND) CAPPED "STANGER" BEARS NORTH 33 DEG. 40 MIN. 30 SEC. EAST - 11.85 FT. AND A 1/2" IRON ROD (FOUND) AT A FENCE CORNER CAPPED "HANEY" BEARS NORTH 58 DEG. 23 MIN. 05 SEC. EAST - 16.93 FT.;

THENCE SOUTH 59 DEG. 16 MIN. 03 SEC. WEST WITH THE SOUTHEAST LINE OF THE 0.52 ACRE TRACT, A DISTANCE OF 105.00 FT. TO A 1/2" IRON ROD (FOUND) IN A 2" IRON PIPE FOR THE SOUTH CORNER OF THE 0.52 ACRE TRACT AND BEING THE EAST CORNER OF SAID 0.55 ACRE WALDRIP TRACT;

THENCE NORTH 30 DEG. 43 MIN. 11 SEC. WEST WITH THE SOUTHWEST LINE OF THE 0.52 ACRE TRACT AND THE NORTHEAST LINE OF THE 0.55 ACRE WALDRIP TRACT, A DISTANCE OF 219.16 FT TO THE PLACE OF BEGINNING AND CONTAINING 0.52 ACRE OF LAND, MORE OR LESS.

THE BEARINGS RECITED HEREIN ARE BASED ON THE SOUTHEAST RIGHT-OF-WAY OF FARM TO MARKET HIGHWAY NO. 80.

