

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: September 03, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH ENTRANCE PORTICO OF THE YOUNG COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

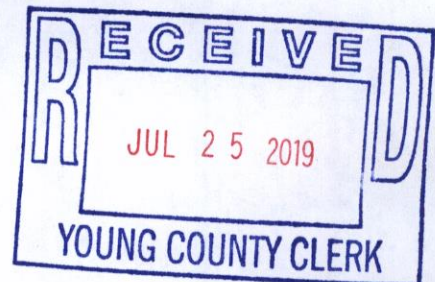
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 04, 2016 and recorded in Document VOLUME 1191, PAGE 5334 real property records of YOUNG County, Texas, with DAVID EARL GRANT AND BETTY SUE GRANT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID EARL GRANT AND BETTY SUE GRANT, securing the payment of the indebtednesses in the original principal amount of \$150,000.00, 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

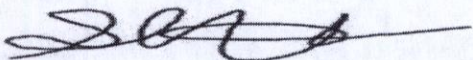


10300 US HIGHWAY 380 W
NEWCASTLE, TX 76372

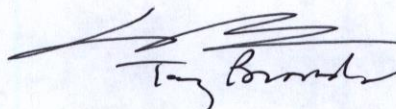
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the YOUNG County Clerk and caused to be posted at the YOUNG County courthouse this notice of sale.

Declarants Name: _____

Date: _____

10300 US HIGHWAY 380 W
NEWCASTLE, TX 76372

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YOUNG

EXHIBIT "A"

BEING 9.00 ACRES OUT OF TE&L COMPANY SURVEY NO. 711, ABSTRACT 716. IN YOUNG COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT SPIKE SET IN CENTER U.S HIGHWAY NO. 380 IN SOUTH LINE OF SAID TE&L COMPANY SURVEY 711, BEING 933.0 FEET WEST OF ITS SOUTHEAST CORNER;

THENCE WEST WITH SOUTH LINE OF SAID SURVEY 703.8 FEET TO SPIKE SET IN CENTER OF HIGHWAY;

THENCE NORTH 636.3 FEET TO SPIKE SET IN FENCE LINE;

THENCE NORTH 83 DEGREES 48 MINUTES EAST WITH FENCE 474.6 FEET TO SPIKE SET IN FENCE CORNER;

THENCE 18 DEGREES 39 MINUTES EAST WITH FENCE 725.6 FEET TO PLACE OF BEGINNING, FROM WHENCE FENCE CORNER ON NORTH LINE OF HIGHWAY BEARS NORTH 18 DEGREES 39 MINUTES WEST 51.0 FEET, AND CONTAINING 9.00 ACRES, OF WHICH 0.77 ACRES LIES WITHIN U.S. HIGHWAY NO. 380 RIGHT-OF-WAY.