

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

1212 COBB ST
EDNA, TX 77957
0000009354531

SUBSTITUTE TRUSTEE'S DEED

GRANTOR(S):
SHAWNA YARBROUGH

DEED OF TRUST DATE: April 7, 2015
DATE OF SALE OF PROPERTY: January 4, 2022

ORIGINAL MORTGAGEE:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS NOMINEE

TIME OF SALE: 12:49 AM/PM

PLACE OF SALE OF PROPERTY:
DOWNSTAIRS, MAIN LOBBY, AT FRONT DOOR FACING
MAIN STREET, JACKSON COUNTY COURTHOUSE OR AS
DESIGNATED BY THE COUNTY COMMISSIONERS

CURRENT MORTGAGEE:
PENNYMAC LOAN SERVICES, LLC

GRANTEE/BUYER:
PENNYMAC LOAN SERVICES, LLC

MORTGAGE SERVICER:
PENNYMAC LOAN SERVICES, LLC

GRANTEE/BUYER'S MAILING ADDRESS:
C/O PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

RECORDED IN:
CLERK'S FILE NO. 2015-00998

AMOUNT OF SALE: \$ 83,725.74

PROPERTY COUNTY/LEGAL DESCRIPTION: JACKSON

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Grantor conveyed the property to Trustee in trust to secure payment of the Note. Mortgagee, through the Mortgage Servicer, declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Mortgagee of the Note, through the Mortgage Servicer, accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the trust.

Notices stating the time, place and terms of sale of the property were mailed, posted and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for amount of sale in the manner prescribed by law. The subject sale was conducted no earlier than 10:00AM as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours of such time. All matters, duties and obligations of Mortgagee were lawfully performed.

Substitute Trustee, subject to any matters of record, and for amount of sale paid by buyer as consideration, grants, sells and conveys to Buyer, Buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee hereby sells the above referenced property AS IS without any expressed or implied warranties, except as to warranties of title, and hereby conveys the property to the purchaser at the purchaser's own risk, pursuant to the terms of Texas Property Code §§ 51.002 and 51.009.

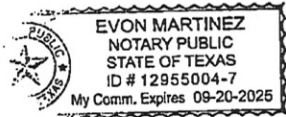
WITNESS MY HAND, this 7th day of January 2022 Megana L. Randle
Substitute Trustee

STATE OF TEXAS
COUNTY OF

Before me, the undersigned Notary Public, on this day personally appeared Megan L. Randle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Texas Drivers License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th, January 2022

My Commission Expires: 09/20/2025



Evon Martinez
Notary Public for the State of TEXAS
Evon Martinez
Printed Name of Notary Public

RETURN TO:
Barrett Daffin Frappier
Turner & Engel, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



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Substitute Trustee's Deed (Conventional Farm)
SubTrusteeDeedCounty.rpt - (03/03/2016) / Ver-27

2022-00176 B: OR V: 653 P: 889 TRDEED
01/13/2022 12:41 PM Total Pages: 7 Fee: 46.00
Katherine R. Brooks - Jackson County, TX

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LOT EIGHTEEN (18) AND NORTH 10 FEET OF LOT NINETEEN (19) OF THE CHASE SECOND SUBDIVISION OF FARM BLOCK B OF THE ORIGINAL TOWN OF EDNA IN JACKSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 229, PAGE 532 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS, TO WHICH PLAT REFERENCE IS HERE MADE FOR ALL PURPOSES.

RETURN TO:
Barrett Daffin Frappier
Turner & Engel, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



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STATEMENT OF FACTS

1212 COBB ST
EDNA, TX 77957

BDFTE No: 0000009354531

BEFORE ME, the undersigned authority on this day personally appeared Dawn Carter known to me, who upon oath administered by me deposited and stated:

1. I am a representative of the law firm BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP in connection with the administration of foreclosure of that certain Deed of Trust or Security Instrument ("Deed of Trust") dated April 07, 2015, recorded in CLERK'S FILE NO. 2015-00998, Real Property Records, JACKSON County, TEXAS, executed by SHAWNA YARBROUGH ("Grantor").
2. I am making this affidavit based upon certain records maintained within the firm's files in the regular course of its business, which may include images of notices, certified mail forms, the signed Substitute Trustee's Deed, title searches, and other documents and records obtained and maintained in the usual course of business. Together with my general knowledge of mortgage servicer practices for referring foreclosure matters to the firm, the statements and information shown in these records form the basis for the following statements made in this affidavit, which to the best of my knowledge and belief are true.
3. PENNYMAC LOAN SERVICES, LLC is the Mortgage Servicer for the Lender or its Nominee concerning the debt evidenced by the Deed of Trust.
4. The Mortgagee, through the Mortgage Servicer declared that the Grantor defaulted in performing the obligations of the Deed of Trust and lawfully performed service of a proper notice of default and other obligations and duties of the Mortgage Servicer.
5. All notices of acceleration were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor in accordance with law. Based upon these records, each mortgagor was alive at the time of the foreclosure sale or if deceased, title was restored to the debt owner through a court judgment, or an underwriter's approval letter obtained, or the statute of limitations to file a probate action has passed and no probate action was filed.
6. At the instructions and on behalf of the Mortgage Servicer, Notices stating the time, place and terms of sale of the property were mailed, posted and filed in accordance with law. Notices were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor at least twenty one (21) days before the date of the sale.
7. Through my work at the firm, I know that the firm follows a regular process in foreclosure matters to ascertain a Grantor's military service status for purposes of the Federal Service Member's Civil Relief Act and state law. I am familiar with this regular process, which involves submitting Grantors' names and identifying information obtained from the Mortgage Servicer or commercially available records searches to the Federal Defense Manpower Data Center ("DMDC") through that agency's official internet search site (the "DMDC" Site). Based upon my review of search returns obtained and maintained in the firm's files and loan records provided by the Mortgage Servicer, no Grantor is reported as on active duty military service or is reported as having concluded active duty military service within the preceding year or qualifies for foreclosure protection under the Federal Service Member's Civil Relief Act and state law.

Dawn Carter
AFFIANT: Dawn Carter

STATE OF TEXAS }
COUNTY OF DALLAS }

Given under my hand and seal of office this 12th day of January, 2022.

Notary Seal:

Jill Wise
Notary Public for the State of Texas

JILL WISE



RETURN TO:
BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



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1212 COBB ST
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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: January 04, 2022

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

Place: DOWNSTAIRS, MAIN LOBBY, AT FRONT DOOR FACING MAIN STREET, JACKSON 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 April 07, 2015 and recorded in Document CLERK'S FILE NO. 2015-00998 real property records of JACKSON County, Texas, with SHAWNA YARBROUGH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHAWNA YARBROUGH, securing the payment of the indebtednesses in the original principal amount of \$80,612.00, 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



1212 COBB ST
EDNA, TX 77957

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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 MEGAN L. RANDLE, AMY JURASEK, OR REBECCA BOLTON 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.



Israel Saucedo

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

Declarants Name: _____

Date: _____

1212 COBB ST
EDNA, TX 77957

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JACKSON



LOT EIGHTEEN (18) AND NORTH 10 FEET OF LOT NINETEEN (19) OF THE CHASE SECOND SUBDIVISION OF FARM BLOCK B OF THE ORIGINAL TOWN OF EDNA IN JACKSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 229, PAGE 532 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS, TO WHICH PLAT REFERENCE IS HERE MADE FOR ALL PURPOSES.

FILED and RECORDED

Instrument Number: 2022-00176 B: OR V: 653 P: 889

Filing and Recording Date: 01/13/2022 12:41:18 PM Recording Fee: 46.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



A handwritten signature in black ink, appearing to read "KR Brooks", is written above a horizontal line.

Katherine R. Brooks, County Clerk
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.