

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 06, 2016

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: NAVARRO CENTER, 800 N. MAIN, EAST 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 November 05, 1998 and recorded in Document VOLUME 1424, PAGE 040 AS AFFECTED BY CORRECTION INSTRUMENT NUMBER 00002329 real property records of NAVARRO County, Texas, with DAVID B VAN ZANDT AND CATHERINE D VAN ZANDT, grantor(s) and COUNTRYWIDE HOME LOANS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID B VAN ZANDT AND CATHERINE D VAN ZANDT, securing the payment of the indebtedness in the original principal amount of \$88,241.00, 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

David Sims by [Signature]
AURORA CAMPOS, JONATHAN HARRISON, MARCUS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS,
KRISTOPHER HOLUB, FREDERICK BRITTON, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT,
HARRIETT FLETCHER, OR DAVID SIMS

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

Declarant's Name: _____
Date: _____

2016-144

FILED FOR RECORD
AT 8:15 O'CLOCK A.M.

OCT 24 2016

SHERRY DOWD, County Clerk
NAVABRO COUNTY, TEXAS
BY *OT* DEPUTY



NOS00000006283485

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, A PART OF LOTS NO. 2 AND 3, IN BLOCK NO. 1088, ACCORDING TO THE OFFICIAL MAP OF SAID CITY AND ACCORDING TO THE MAP OF THE ERWIN-BEASLEY ADDITION TO SAID CITY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A $\frac{1}{4}$ INCH IRON PIN FOUND IN THE WEST LINE OF ENFIELD DRIVE AND ON THE EAST LINE OF LOT NO. 2, BLOCK NO. 1088, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 64 DEG 37' 23" WEST 160.00 FEET TO A $\frac{5}{8}$ INCH IRON ROD FOUND ON THE WEST LINE OF LOT 2, SAID POINT ALSO BEING SOUTHEAST A DISTANCE OF 36.60 FEET FROM THE NORTHWEST CORNER OF LOT 2;

THENCE N 28 DEG 00' 00" W 125.60 FEET TO A 2 INCH IRON PIN FOUND ON THE WEST LINE OF LOT 3, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 64 DEG 38' 26" E 172.50 FEET TO A $\frac{1}{4}$ INCH IRON PIN FOUND ON THE WEST LINE OF ENFIELD DRIVE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF ENFIELD DRIVE AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 125.08 FEET, THROUGH A CENTRAL ANGLE OF 07 DEG 10' 00" AND A CHORD BEARING OF SOUTH 22 DEG 16' 05" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.



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