

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 03, 2017

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 May 20, 2005 and recorded in Document VOLUME 1763, PAGE 592; AS AFFECTED BY VOLUME 1771, PAGE 513 real property records of NAVARRO County, Texas, with PERRY SHILLING II AND AMY LYNN SHILLING, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PERRY SHILLING II AND AMY LYNN SHILLING, securing the payment of the indebtedness in the original principal amount of \$145,157.00, 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

*Wendy Sons by John J. Keam*  
AURORA CAMPOS, JONATHAN HARRISON, MARKOS 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.

2016-173

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

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

DEC 12 2016

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY OT DEPUTY



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**EXHIBIT "A"****TRACT I (FEE SIMPLE):**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. B. KETCHUM SURVEY, ABSTRACT 467, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 60.86 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 1026, PAGE 73 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS SAID TRACT OR PARCEL BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 1" IRON PIPE FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE MILTON TRACT RECORDED IN VOLUME 1026, PAGE 518 LOCATED S 28 DEG. 27' 11" E 769.10 FEET FROM THE ORIGINAL NORTHWEST CORNER OF THE ABOVE MENTIONED 60.86 ACRE TRACT;

THENCE N 49 DEG. 38' 05" E 768.06 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED IN THE CENTER LINE OF A 50 FOOT WIDE PRIVATE ROAD; WITNESS: S 49 DEG. 3' 05" W 25.00 FEET, A FOUND 1" IRON PIPE,

THENCE WITH SAID CENTER LINE S 11 DEG 38' 00" E AT 181.97 FEET PASSING THE SOUTH EDGE OF A CUL-DE-SAC AND CONTINUING IN ALL 415.13 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE LINE OF DIRECTIONAL CONTROL S 57 DEG 55' 10" W 632.67 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE BRITTON TRACT RECORDED IN VOLUME 1026, PAGE 68,

THENCE N 28 DEG. 27' 11" W (CALL N 27 DEG. 30' W) 278.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.23 ACRES OF LAND, MORE OR LESS, OF WHICH 0.13 ACRES LIES WITHIN SAID PRIVATE ROAD

**TRACT II (EASEMENT ESTATE):**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. B. KETCHUM SURVEY, ABSTRACT 467, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 60.86 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 1026, PAGE 73 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED N 45 DEG. 04' 00" E 938.87 FEET FROM THE ORIGINAL NORTHWEST CORNER OF THE ABOVE MENTIONED 60.86 ACRE TRACT ON THE SOUTHEAST LINE OF STATE HIGHWAY NO 31;

THENCE WITH THE EAST LINE OF THIS TRACT S 27 DEG 46' 00" E 501.27 FEET AND S 11 DEG. 38' 00" E 505.14 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT AND THE BEGINNING OF A CURVE OF A CUL-DE-SAC TO THE RIGHT;

THENCE WITH SAID CURVE HAVING A DELTA ANGLE OF 300 DEG. 00' 00", A RADIUS OF 50.00 FEET, A CHORD OF 50.00 FEET, A CHORD BEARING OF S 78 DEG. 22' 00" W FOR A LENGTH OF 261.80 FEET FOR THE END OF THIS CURVE,

THENCE N 11 DEG. 38' 00" W AT 75.70 FEET PASSING THE NORTH LINE OF SAID TRACT 9 AND CONTINUING IN ALL 498.05 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT,

THENCE N 27 DEG. 46' 00" W 478.73 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT LOCATED ON SAID SOUTHEAST LINE OF STATE HIGHWAY NO 31;

THENCE WITH SAID SOUTHEAST LINE N 45 DEG 04' 00" E 52.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.31 ACRES OF LAND, MORE OR LESS.



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