

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: August 06, 2019

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

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 September 02, 2016 and recorded in Document CLERK'S FILE NO. 136274-2016 real property records of LAMAR County, Texas, with LEAH J HANCOCK AND DANIEL L HANCOCK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEAH J HANCOCK AND DANIEL L HANCOCK, securing the payment of the indebtednesses in the original principal amount of \$146,202.00, 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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 20 DAY OF June, 2019



28 COUNTY ROAD 33620
PARIS, TX 75460

0000008394017

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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, OR LISA BRUNO 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06/20/2019 I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 06/20/2019

EXHIBIT "A"

SITUATED ABOUT 7 MILES NORTH 24° WEST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE ALEXANDER BELL SURVEY #53 AND BEING ALL OF A CALLED 2.30 ACRE TRACT CONVEYED TO JANET M. GIBEAULT BY DEED RECORDED IN DOC.#116545-2014 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE 2.30 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 7.07 ACRE TRACT CONVEYED TO ERNIE EMEYABBI, JR. ET UX BY DEED RECORDED IN VOL. 1469, PAGE 31 OF SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE WEST BOUNDARY LINE OF COUNTY ROAD #33620.

THENCE NORTH 89 DEGREES 11'59" WEST ALONG A FENCE ALONG THE NORTH BOUNDARY LINE OF THE 7.07 ACRE TRACT A DISTANCE OF 360.55' TO A 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE 2.30 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE 20 ACRE RESIDUE 2ND TRACT CONVEYED TO DAVID BUSTER BY DEED RECORDED IN VOL. 401, PAGE 137 OF THE DEED RECORDS OF SAID COUNTY AND STATE;

THENCE NORTH 00 DEGREES 40'59" EAST ALONG A FENCE ALONG THE EAST BOUNDARY LINE OF THE 20 ACRE RESIDUE TRACT A DISTANCE OF 359.53' TO A FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF THE 2.30 ACRE TRACT;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF THE 2.30 ACRE TRACT AND ALONG THE SOUTHERLY BOUNDARY LINE OF AN ABANDON COUNTY ROAD AS FOLLOWS: SOUTH 57 DEGREES 32'46" EAST A DISTANCE OF 79.14' TO A 3/8" CAPPED IRON PIN (HF 5699) SET; SOUTH 82 DEGREES 44'34" EAST A DISTANCE OF 165.00' TO A 3/8" CAPPED IRON PIN (HF 5699) SET; SOUTH 59 DEGREES 44'34" EAST A DISTANCE OF 49.00' TO A 3/8" CAPPED IRON PIN (HF 5699) SET;

THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE 2.30 ACRE TRACT AND THE WESTERLY BOUNDARY LINE OF SAID COUNTY ROAD #33620: SOUTH 28 DEGREES 44'34" EAST A DISTANCE OF 74.00' TO A 3/8" CAPPED IRON PIN (HF 5699) SET; SOUTH 12 DEGREES 44'34" EAST A DISTANCE OF 217.00' TO THE POINT OF BEGINNING AND CONTAINING 2.29 ACRES OF LAND.