

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 2:20 O'CLOCK P M
DEC 21 2017

Matter No.: 064005-TX

Date: December 21, 2017

Barbara J. Ingram
COUNTY CLERK, CORYELL CO., TEXAS

County where Real Property is Located: Coryell

ORIGINAL MORTGAGOR: MARIH A. SANDERS, UNMARRIED WOMAN AND ZACHARY B. HECK, UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/20/2016, RECORDING INFORMATION: Recorded on 1/20/2016, as Instrument No. 285698,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 2.09 ACRE TRACT BEING PART OF THE D. D. CARROLL SURVEY, ABSTRACT NO. 1135, IN CORYELL COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/6/2018**, the foreclosure sale will be conducted in **Coryell** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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 property securing the above referenced loan.



Matter No.: 064005-TX

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.



By: _____ Substitute Trustee
TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA
STOCKMAN, GUY WIGGS, DAVID STOCKMAN,
MICHELLE SCHWARTZ, JUANITA COX, JIMMY
CARROLL BREWER, STEPHEN RAWLINGS, PAUL A.
HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

2.09 acre tract being part of the D. D. GARROLL SURVEY, ABSTRACT NO. 1135, in Coryell County, Texas, and embracing that certain called 2.094 acre tract, described in a deed to LESLIE HUMES, recorded in Doc. No. 247610, Official Public Records of Coryell County, Texas (OPRCCT) Said 2.09 acre tract was surveyed on the ground by Advanced Surveying & Mapping, LLC and a metes and bounds description of that survey is as follows:

Beginning at a 60 penny nail found, in the approximate center of County Road No. 148, being the southwest corner of said 2.094 acre tract, and being in the north line of that certain called 39.163 acre tract, described in a deed to RAYMOND K. WATKINS and wife, SHARON WATKINS, recorded in Doc. No. 219481, (OPRCCT), for the southwest corner of this tract.

Thence N 39°48'08" E, at a distance of 15.58 feet, passing a 5/8" iron rod found and continuing in all 191.81' with the west line of said 2.094 tract (Rec Call N 39° 53' 22" E 192.95'), to a 19" oak tree, being the northwest corner of said 2.094 acre tract, for the northwest corner of this tract.

Thence with the north line of said 2.094 acre tract (Rec Call S 78° 11' 54" E 116.74' and S 47° 28' 03" E 281.30'), for the following TWO (2) courses and distances:

- S 78° 11' 54" E 116.74', to a 5/8" found; and
- S 47° 28' 03" E 281.13', to an 8" cedar fence post found, being the northeast corner of said 2.094 acre tract, and being the northeast corner of this tract.

Thence S 18° 53' 25" W 200.89', with the east line of said 2.094 acre tract (Rec Call S 19° 05' 41" W 201.34') to a 60 penny nail found, in the approximate center of said County Road No. 148, being the southeast corner of said 2.049 acre tract, for the southeast corner of this tract.

Thence with the south line of said 2.049 acre tract (Rec Call N 52°48' 03" W 73.57', N 61° 22' 59" W 140.88' and N 53° 32' 13" W 244.36') same being the approximate center of said County Road No. 148, for the following THREE (3) courses and distances:

- N 52° 48' 03" W 73.57', to a 60 penny nail found;
- N 61° 40' 52" W 140.91', to a 60 penny nail found; and
- N 53° 31' 28" W 244.25', to the Point of Beginning and Containing 2.09 ACRES OF LAND.