

(4)

FILED
AT 8:50 O'CLOCK A.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAR 15 2018

Matter No.: 067003-TX

Stephanie Simpson
COUNTY CLERK, CORYELL CO., TEXAS

Date: March 14, 2018

County where Real Property is Located: Coryell

ORIGINAL MORTGAGOR: MICHAEL T. HORAK, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: COUNTRYWIDE HOME LOANS, INC

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/30/1996, RECORDING INFORMATION: Recorded on 6/5/1996, as Instrument No. 97403,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): PART OF LOT FIFTEEN (15), BLOCK ONE (1), HIGHLAND HEIGHTS, FIRST EXTENSION, FIRST UNIT, COPPERAS COVE, CORYELL COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/1/2018, 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:

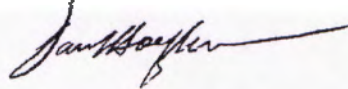
PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.



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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"

PART OF LOT FIFTEEN (15), BLOCK ONE (1), HIGHLAND HEIGHTS, FIRST EXTENSION, FIRST UNIT, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 1, PAGE 53, PLAT RECORDS OF CORYELL COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

FIELD NOTES for a tract of land in Coryell County, Texas, and the land herein described being Part of Lot 15, Block 1, HIGHLAND HEIGHTS, FIRST EXTENSION, FIRST UNIT, an addition to the City of Copperas Cove, Coryell County, Texas, recorded in Plat Book 1, Page 53, Plat Records of Coryell County, Texas.

BEGINNING at a 3/8" iron rod found at the intersection of the north RIGHT OF WAY line of Hill Street and the south line of said Lot 15, N. 54° 23' 00" W., 72.40 feet (plat call N. 54° 23' 00" W., 72.40 feet), a set "X" in concrete and N. 34° 15' 43" W., 28.00 feet, (N. 34° 42' 00" W.,) to a 3/8" iron rod found, for the southwest corner of this.

THENCE with the north RIGHT OF WAY line of Hill Street and the south line of said Lot 15, N. 54° 23' 00" W., 72.40 feet (plat call N. 54° 23' 00" W., 72.40 feet), a set "X" in concrete and N. 34° 15' 43" W., 28.00 feet (N. 34° 42' 00" W.,) to a 3/8" iron rod found for the southwest corner of this.

THENCE N. 54° 27' 30" E., 120.00 feet to a 3/8" iron rod found in the north line of said Lot 15 for the northwest corner of this.

THENCE S. 36° 46' 31" E., 37.59 feet with the north line of said Lot 15 (S. 34° 42' 00" E.,) to a 1" iron pipe found in the west RIGHT OF WAY line of 11th Street, being the northeast corner of said Lot 15, for the northeast corner of this.

THENCE S. 23° 27' 05" W., 114.40 feet with the west RIGHT OF WAY line of 11th Street & the east line of Lot 15 (S. 23° 46' 00" W., 112.15 feet) to the PLACE OF BEGINNING containing 0.184 acre of land.

The bearings for the above described tract are based upon the south line of Lot 15, Block 1, HIGHLAND HEIGHTS, FIRST EXTENSION, FIRST UNIT.