

FEB 28 2020
Janice McDaniel
Clerk, County Court, Sabine County
By [Signature] DEPUTY
[Signature]

265 STARBOARD DRIVE
HEMPHILL, TX 75948

0000007446214

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: May 05, 2020
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: THE STAIRS ON THE NORTH SIDE OF THE SABINE COUNTY COURTHOUSE 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 16, 2015 and recorded in Document CLERK'S FILE NO. 152095 real property records of SABINE County, Texas, with TERRY ALEXANDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TERRY ALEXANDER, securing the payment of the indebtednesses in the original principal amount of \$78,551.00, 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



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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is *Beatrice Carrillo*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *2-28-2020* I filed at the office of the SABINE County Clerk and caused to be posted at the SABINE County courthouse this notice of sale.

Beatrice Carrillo

Declarants Name: *Beatrice Carrillo*

Date: *2-28-2020*

EXHIBIT "A"

BEGINNING: AT A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF THIS TRACT AND SAID LOT #144 AND FOR THE SOUTH CORNER OF LOT #145 AND FOR A CORNER IN THE NORTH BOUNDARY LINE OF LOT #147.

THENCE: N 32 DEG 25' 37" E 154.35' TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF THIS TRACT AND SAID LOT #144 AND FOR THE EAST CORNER OF SAID LOT #145 IN THE SOUTH RIGHT OF WAY LINE OF STARBOARD DRIVE.

THENCE: S 57 DEG 07' 13" E 150.07' TO A 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT #143 AND FOR THE NORTHWEST CORNER OF SAID LOT #142 IN SAID SOUTH RIGHT OF WAY LINE AND A NORTH BOUNDARY LINE ANGLE CORNER OF THIS TRACT.

THENCE: S 55 DEG 35' 17" E 79.15' TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF THIS TRACT AND SAID LOT #142 AND FOR THE NORTH CORNER OF LOT #141 IN SAID SOUTH RIGHT OF WAY LINE.

THENCE: S 52 DEG 05' 32" W 167.98' TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT AND SAID LOT #142 AND FOR THE WEST CORNER OF SAID LOT #141 IN THE NORTH BOUNDARY LINE OF LOT #139.

THENCE: N 45 DEG 13' 07" W 45.02' TO A 1/2" IRON ROD FOUND FOR A CORNER IN THE SOUTH BOUNDARY LINE OF THIS TRACT FOR THE SOUTHEAST CORNER OF SAID LOT #143 AND FOR THE SOUTHWEST CORNER OF SAID LOT #142 AND A NORTHEAST BOUNDARY LINE CORNER OF LOT #139

THENCE: N 55 DEG 21' 57" W 19.87' TO A 1/2" IRON ROD FOUND IN THE SOUTH BOUNDARY LINE OF SAID LOT #143 AND FOR THE NORTH CORNER OF SAID LOT #139 AND FOR THE EAST CORNER OF SAID LOT #147 AND FOR A SOUTHWEST BOUNDARY LINE ANGLE CORNER OF THIS TRACT.

THENCE: N 55 DEG 53' 40" W 40.14' TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT #143 AND FOR THE SOUTH CORNER OF SAID LOT #144 AND IN THE NORTH BOUNDARY LINE OF SAID LOT #147 AND A SOUTHEAST BOUNDARY LINE ANGLE CORNER OF THIS TRACT.

THENCE: N 60 DEG 45' 06" W 68.79' TO THE POINT OF BEGINNING CONTAINING 0.709 ACRES OF LAND, MORE OR LESS.