

POSTED  
DATE 11-21-19  
A.M. 3:16 P.M.  
*Michelle Reynolds*  
BY KC DEPUTY

FILED  
MICHELLE REYNOLDS  
COUNTY CLERK  
SOMERVELL CO., TEXAS

2019 NOV 21 PM 3:11

DEPUTY

00000008700429

1042 FM 203  
WALNUT SPRINGS, TX 76690

BY KC

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 07, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: EAST DOOR OF THE COURTHOUSE IN GLEN ROSE, TEXAS 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 June 18, 2014 and recorded in Document CLERK'S FILE NO. 20140963 real property records of SOMERVELL County, Texas, with CHARLES H. SMITH AND HEATHER H. SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES H. SMITH AND HEATHER H. SMITH, securing the payment of the indebtednesses in the original principal amount of \$193,877.00, 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.

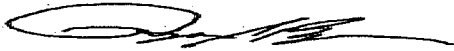
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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 DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, GUY WIGGS, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS 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.



Ryan Bourgeois

**Certificate of Posting**

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

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN SOMERVELL COUNTY, TEXAS AND BEING PART OF THE ISAAC BOYCE SURVEY, ABSTRACT NO. 6 IN THE WESTERN PART OF SOMERVELL COUNTY, TEXAS, AND BEING THE TRACT OF LAND AS OCCUPIED ON THE GROUND, CONVEYED TO A.E. ORR, ET UX, BY DEED RECORDED IN VOLUME 53, PAGE 340 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS AND A PART OF THE LAND DESCRIBED IN DEED FROM W.F. HOWARD BY COUNTY JUDGE ALBERT L. HOOKER OF SAID COUNTY BY DEED RECORDED IN VOLUME 46, PAGE 184 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH PIPE WITH BRASS CAP MARKED 1B6 FOR THE NORTHEAST CORNER OF VOLUME 53, PAGE 340 OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS;

THENCE SOUTH 15 DEGREES 58 MINUTES 17 SECONDS EAST, WITH A FENCE A DISTANCE OF 289.57 FEET TO A 1/2 IRON ROD FOUND FOR CORNER (DEED N 15 DEG 55' E, 287.8');

THENCE SOUTH 84 DEGREES 59 MINUTES 57 SECONDS WEST, PASSING A 2 INCH PIPE WITH BRASS CAP MARKED NO 1B5 AT 178.5 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 297.2 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER IN THE EASTERLY RIGHT OF WAY LINE OF F.M. 203 (DEED S 85 DEGREES W, 297.2');

THENCE NORTH 31 DEGREES 43 MINUTES 03 SECONDS WEST, WITH STRICTLY TO PROVISIONS RIGHT OF WAY LINE OF F.M. 203 A DISTANCE OF 275.4 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER (DEED N 31 DEGREES 43' W, 275.4') AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 125.77 FEET;

THENCE WITH SAID CURVE TO THE RIGHT A DISTANCE OF 113.29 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST INTERSECTION OF F.M. 203 AND HIGHWAY NO. 67;

THENCE SOUTH 83 DEGREES 41 MINUTES 35 SECONDS EAST, A DISTANCE OF 149.9 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT RECORDED IN VOLUME 46, PAGE 184, OF THE DEED RECORDS OF SOMERVELL COUNTY, TEXAS (DEED S 85 DEG 41' E. 154.2);

THENCE NORTH 22 DEGREES 01 MINUTES 17 SECONDS WEST A DISTANCE OF 1.55 FEET TO A POINT AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID ORR TRACT AND IN THE SOUTH LINE OF HIGHWAY NO. 67;

THENCE SOUTH 83 DEGREES 55 MINUTES 17 SECONDS EAST, WITH THE SOUTH LINE OF HIGHWAY NO. 67 A DISTANCE OF 225.3 FEET (DEED-S 83 DEGREES 52' E, 225.3') TO THE PLACE OF BEGINNING AND CONTAINING 2.54 ACRES OF LAND, MORE OR LESS.