

FILED FOR RECORD

2019 AUG 29 AM 10:14

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

BY _____ DEP.

180 VZ CR 2625

WILLS POINT, TX 75169

00000008556706

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: November 05, 2019

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: **THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 July 20, 2016 and recorded in Document CLERK'S FILE NO. 2016-006390 real property records of VAN ZANDT County, Texas, with JEFFREY S SMITH AND DEBERAH GARRETT-SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFREY S SMITH AND DEBERAH GARRETT-SMITH, securing the payment of the indebtednesses in the original principal amount of \$274,928.00, 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 DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, ANGIE USELTON, MONICA HENDERSON, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL 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 _____, 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 VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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VAN ZANDT

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING A 4.592 ACRE TRACT BEING LOTS 121 AND 122, OF THE MID-POINT RANCHETTE ESTATES, VAN ZANDT COUNTY, TEXAS, IN GLIDES 132A & B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

BEING THE SAME LAND IN SPECIAL WARRANTY DEED DATED MARCH 2, 2011 FROM WELLS FARGO BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE OF THE KENYA SINGLETARY S 142 TRUST TO JAMES TAYLOR AND PEGGY TAYLOR, RECORDED IN DOCUMENT NO. 2011-001804, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.