

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 067424-TX

Date: April 18, 2018

County where Real Property is Located: ~~Hunt~~

ORIGINAL MORTGAGOR: SHAWNA JEFFREY BROOKS, SINGLE WOMAN

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 6/29/2017, RECORDING INFORMATION: Recorded on 7/6/2017, as Instrument No. 2017-08919,

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE REECE PRICE SURVEY, ABSTRACT NO. 822, HUNT COUNTY, TEXAS AND MORE COMPLETEY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/3/2018**, the foreclosure sale will be conducted in **Hunt** 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 **1:00 PM**, 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.

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
18 APR 19 PM 2:19  
BY: *Jennifer Lindenzweig*  
DEPUTY




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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  
JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, JIM O'BRYANT, RICHARD PATTON, ROY LOVELL, ALLAN JOHNSTON, RONNIE HUBBARD, PAUL A. HOECKER, ROBERT L. NEGRIN



Robert Lamont 4-19-18

**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"**

All that certain lot, tract or parcel of land situated in the REECE PRICE SURVEY, ABSTRACT NO. 822, Hunt County, Texas, and being a part of a 8.08 acres tract known as Parcel 9 Sabine River Authority of Texas unrecorded plat of Tract No. 12, and being described in a Warranty Deed from Charles Richard Stringfellow to Kelli Baxter Rush, dated October 13, 2016 and being recorded in Document # 2016-13446 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of F.M. Highway 751, at the northeast corner of said 8.08 acres tract and also being at the northwest corner of a 25.63 acres tract of land as described in a Warranty deed from Aimee A. Martin to Sonnie J. Lowden and Kenneth J. Lowden, as recorded in Document #2016-3202 of the Official Public Records of Hunt County, Texas;

THENCE S. 01 deg. 18 min. 27 sec. E. along the east line of said 8.08 acres tract, a distance of 594.86 feet to a concrete Sabine River Authority monument found for corner at the southeast corner of the 8.08 acres tract;

THENCE S. 89 deg. 11 min. 07 sec. W. along the south line of said 8.08 acres tract, a distance of 299.66 feet to a 5/8" iron rod found for corner;

THENCE S. 88 deg. 26 min. 38 sec. W. along the south line of said 8.08 acres tract, a distance of 17.50 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at fence post;

THENCE N. 11 deg. 31 min. 21 sec. E. a distance of 670.16 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the south right-of-way line of F.M. Highway 751;

THENCE S. 71 deg. 22 min. 00 sec. E. along said right-of-way line, a distance of 179.07 feet to the POINT OF BEGINNING and containing 3.53 acres of land.