

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 079828-TX

Date: May 8, 2019

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: WELDON D. BANE, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR REPUBLIC STATE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/31/2016, RECORDING INFORMATION: Recorded on 3/31/2016, as Instrument No. 2016-3918

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED WITHIN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/2/2019, 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
BY: [Signature]
DEPUTY
19 MAY 9 AM 10:50



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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
RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN
HARRISON, SHAWN SCHILLER, PATRICK ZWIERS,
DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN,
LISA BRUNO, RONDA TYLER, MERYL OLSEN, ROBERT
LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD,
VANESSA MCHANAY, DAVID SIMS, SHERYL LAMONT,
ALLAN JOHNSTON, SHARON ST. PIERRE, RANDY
DANIEL, 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

LEGAL DESCRIPTION

The following described property:

All that certain Lot, Tract, or Parcel of land situated within the City of Caddo Mills, Hunt County, Texas, and being part of Lot 16, of DIXIE STREET ADDITION, an addition to the City of Caddo Mills, Hunt County, Texas, according to the Plat there of recorded in Volume 400 at Page 1930 in Cabinet F on Slide 212 of the Plat Records of Hunt County, Texas, and being further described as follows;

Beginning at an "X" set in concrete for a corner at the Northernmost corner of Lot 16, said corner being at the Intersection of the Southeast line of Dixie Street and the Southwest line of Kaitlyn Court;

Thence S 44 degrees 13' 25" E along the Northeast line of Lot 16 and the Southwest line of Kaitlyn Court, a distance of 60.00 feet to a 1/2 inch iron rod found for a corner at the Easternmost corner of Lot 16;

Thence S 45 degrees 46' 35" W along the Southeast line of Lot 16, a distance of 109.62 feet to a 1/2 Inch iron rod set for a corner;

Thence N 44 degrees 15' 08" W a distance of 60.00 feet to a 1/2 inch iron rod set for a corner on the Southeast line of Dixie Street, said corner being further marked by a 1/2 inch iron rod found at the Westernmost corner of Lot 16 bearing S 45 degrees 46' 35" W at a distance of 10.35 feet;

Thence N 45 degrees 46' 35" E along the Southeast line of Dixie Street and the Northwest line of Lot 16, a distance of 109.65 feet returning to the point of beginning and containing 0.151 acre of land.