


FILE FOR RECORD
 JENNIFER LINDENZWEIG
 COUNTY CLERK HUNT CO. TX
 19 JUN -6 AM 11:16
 BY: 
 DEPUTY

2538 COUNTY ROAD 3127
 GREENVILLE, TX 75402

0000008408700

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: July 02, 2019
 Time: The sale will begin at 1:00 PM or not later than three hours after that time.
 Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 12, 2012 and recorded in Document CLERK'S FILE NO. 2012-8095 real property records of HUNT County, Texas, with TOMMY J THOMPSON AND NANCY THOMPSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TOMMY J THOMPSON AND NANCY THOMPSON, securing the payment of the indebtednesses in the original principal amount of \$96,938.00, 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.

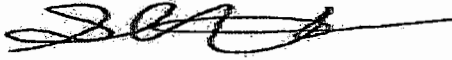
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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 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 RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS 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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HUNT

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE JAMES GARRISON SURVEY, ABSTRACT NO 362, ALSO BEING ALL OF A 2.41 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM BOBBY PICKLE TO JOHN MORRISON AS RECORDED IN VOLUME 1455 AT PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR A CORNER AT THE WEST CORNER OF SAID 2.41 ACRE TRACT IN THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69, SAID POINT OF BEGINNING BEING FURTHER MARKED BY A R.O.W. MONUMENT FOUND BEARING NORTH 42 DEG. 47' 39" EAST AT A DISTANCE OF 46.72 FEET;

THENCE NORTH 42 DEG 47' 39" EAST ALONG THE NORTHWEST LINE OF SAID 2.41 ACRE TRACT, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 111.59 FEET, IN ALL A TOTAL DISTANCE OF 133.87 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE NORTH CORNER OF SAID 2.41 ACRE TRACT IN THE CENTER OF HUNT COUNTY ROAD NO. 3127;

THENCE SOUTH 47 DEG 46' 20" EAST ALONG THE NORTHEAST LINE OF SAID 2.41 ACRE TRACT AND THE CENTER OF HUNT COUNTY ROAD NO. 3127, A DISTANCE OF 640.18 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE EAST CORNER OF SAID 2.41 ACRE TRACT, SAID CORNER BEING FURTHER MARKED BY A 3/8" IRON ROD FOUND BEARING SOUTH 43 DEG 34' 57" WEST AT A DISTANCE OF 22.96 FEET;

THENCE SOUTH 43 DEG 34' 57" WEST ALONG THE SOUTHEAST LINE OF SAID 2.41 ACRE TRACT, A DISTANCE OF 212.03 FEET TO A 1/2" IRON ROD SET FOR A CORNER AT THE SOUTH CORNER OF SAID 2.41 ACRE TRACT IN THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69, SAID CORNER BEING FURTHER MARKED BY A RIGHT OF WAY MONUMENT FOUND BEARING NORTH 41 DEG 02' 23" EAST AT 23.80 FEET, SAID CORNER ALSO BEING IN THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEG 57' 08" A RADIUS OF 2924.89 FEET WITH A CHORD BEARING OF NORTH 39 DEG 15' 26" WEST AND A CHORD DISTANCE OF 405.63 FEET;

THENCE IN THE NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69, AN ARC LENGTH OF 405.96 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER, SAID CORNER BEING FURTHER MARKED BY A RIGHT OF WAY MONUMENT FOUND BEARING NORTH 88 DEG 51' 10" EAST AT 60.06 FEET;

THENCE NORTH 43 DEG 23' 11" WEST ALONG THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69 A DISTANCE OF 236.02 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.414 ACRES OF LAND.

SAVE & EXCEPT ANY PORTION OF THE ABOVE CITED TRACT THAT LIES IN THE AREA BETWEEN SOUTHEAST BOUNDARY LINE OF DESCRIBED 2.414 ACRE TRACT AND ALSO THE NORTHEAST RIGHT OF WAY LINE OF HIGHWAY NO. 69 TO THE LOCATION OF RIGHT OF WAY MONUMENTS AS SHOWN ON SURVEY PREPARED BY OWENS LAND SURVEYING, DATED 1-25-08.