

FILE FOR RECORD  
CLERK LINZENWEIG  
JAN 20 2020

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DEPUTY

358 FM 1563  
WOLFE CITY, TX 75496

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**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: March 03, 2020

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 October 16, 2015 and recorded in Document CLERK'S FILE NO. 2015-13314 real property records of HUNT County, Texas, with JOHN TWEEDY AND DESTINY TWEEDY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN TWEEDY AND DESTINY TWEEDY, securing the payment of the indebtednesses in the original principal amount of \$205,000.00, 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



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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 RANDY DANIEL OR CINDY DANIEL OR 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.



Israel Saucedo

**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: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN CLAYTON SURVEY, ABSTRACT NO. 201, HUNT COUNTY, TEXAS, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM DONALD L. BURNS, ET AL, TO STANLEY R. CAYWOOD, ET AL, AS RECORDED IN VOLUME 582, PAGE 677 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." FOUND FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY NO. 1563 AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM THE ART AND DANA HILL LIVING TRUST TO MICHAEL EDWARD WILSON, ET AL, AS RECORDED IN DOCUMENT NO. 2013-13835 OF THE OPR RECORDS OF HUNT COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE ABOVE CITED SUBJECT TRACT;

THENCE N. 87 DEGREES. 02 MIN. 00 SEC. W, (DIRECTIONAL CONTROL LINE) ALONG THE NORTH LINE OF SAID HIGHWAY A DISTANCE OF 417.14 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHWEST CORNER OF SAID SUBJECT TRACT;

THENCE N, 02 DEGREES. 57 MIN. 07 SEC. E. WITH THE WEST LINE OF SAID SUBJECT TRACT A DISTANCE OF 476.04 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID SUBJECT TRACT;

THENCE S, 87 DEGREES. 01 MIN. 16 SEC. E. WITH THE NORTH LINE OF SAID SUBJECT TRACT A DISTANCE OF 315.04 FEET TO A 3/8" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID WILSON TRACT AT THE NORTHEAST CORNER OF SAID SUBJECT TRACT;

THENCE S. 09 DEGREES. 09 MIN. 15 SEC. E. WITH THE WEST LINE OF SAID WILSON TRACT, PASSING A 1/4" IRON ROD FOUND FOR WITNESS AT A DISTANCE OF 484.60 FEET AND CONTINUING WITH THE WEST LINE OF SAID WILSON TRACT FOR A TOTAL DISTANCE OF 486.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND.