

FILED FOR RECORD
at 9:19 o'clock AM

12-3 FL6

UCL 17 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. Kinjo*

4820 COUNTY ROAD 2662
ROYSE CITY, TX 75189

0000010081529

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: December 03, 2024

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 December 16, 2021 and recorded in Document CLERK'S FILE NO. 2021-29060 real property records of HUNT County, Texas, with VERNON DEED SCHMIDT II, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VERNON DEED SCHMIDT II, securing the payment of the indebtednesses in the original principal amount of \$283,000.00, 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



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, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, 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.



Ryan Bourgeois

Certificate of Posting

My name is Randy Daniel, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-17-24 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: Randy Daniel

Date: 10-17-24

EXHIBIT "A"

LAND SITUATED IN THE CITY OF ROYSE CITY IN THE COUNTY OF HUNT IN THE STATE OF TX

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 946, HUNT COUNTY, TEXAS, AND BEING ALL OF A 2.00 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO BRIAN SCARBROUGH AND JUSTY SCARBROUGH, AS RECORDED IN VOLUME 542, PAGE 230 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND ALSO BEING ALL OF A 2.34 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO BRIAN SCARBROUGH AND JUSTY SCARBROUGH, AS RECORDED IN DOCUMENT NO. 2015-1420 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND THE 0.28 ACRES DESCRIBED IN A CORRECTION DEED AS RECORDED IN DOCUMENT NO. 2019-06962 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 AT THE SOUTHEAST CORNER OF SAID 2.00 ACRES TRACT OF LAND AND ALSO THE SOUTHEAST CORNER OF THE 12.00 ACRES TRACT OF LAND AS RECORDED IN VOLUME 261, PAGE 619, (RP.R.H.C.T.), SAID POINT BEING IN THE CENTER OF COUNTY ROAD 2662;

THENCE N. 89 DEG. 34 MIN. 32 SEC. W., AT 25.00 FEET PASS A 1/2" IRON ROD FOUND FOR WITNESS AND CONTINUING ALONG THE SOUTH LINE OF SAID TRACT, AT 499.14 FEET PASS THE SOUTHWEST CORNER SAID 12.00 ACRES TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 818.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 2.00 ACRES TRACT AND SOUTHEAST CORNER OF SAID 2.34 ACRES TRACT;

THENCE N. 89 DEG. 33 MIN. 08 SEC. W. ALONG THE SOUTH LINE OF SAID 2.34 ACRES TRACT, A DISTANCE OF 181.89 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 2.34 ACRES TRACT;

THENCE N. 00 DEG. 01 MIN. 06 SEC. W. A DISTANCE OF 243.62 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 2.34 ACRES TRACT;

THENCE N. 89 DEG. 18 MIN. 42 SEC. E. A DISTANCE OF 75189 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.28 ACRES TRACT;

THENCE S. 00 DEG. 32 MIN. 39 SEC. W. A DISTANCE OF 208.33 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S. 89 DEG. 34 MIN. 32 SEC. E., AT 223.18 FEET PASS A 1/2" IRON ROD FOUND FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 248.18 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE CENTER OF COUNTY ROAD 2662 AND THE EAST LINE OF SAID 12.00 ACRES TRACT;

THENCE S. 00 DEG. 03 MIN. 16 SEC. W. ALONG THE EAST LINE OF SAID TRACT AND THE CENTER OF SAID ROAD A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.62 ACRES OF LAND.