

751 RS COUNTY ROAD 1396
POINT, TX 75472

00000007947690

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 of 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.

LIDA WALLACE
COUNTY CLERK
RAINS COUNTY, TEXAS
S. M. G. [Signature]

FILED FOR RECORD
2019 JAN 15 PM 4:33

1. Date, Time, and Place of Sale.

Date: February 05, 2019

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE WEST SIDE OF THE RAINS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

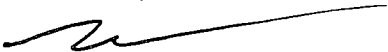
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 16, 2016 and recorded in Document CLERK'S FILE NO. 2016-1317 real property records of RAINS County, Texas, with JORDAN KYLE WILSON AND STEPHANIE C SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JORDAN KYLE WILSON AND STEPHANIE C SMITH, securing the payment of the indebtednesses in the original principal amount of \$220,051.00, 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



HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the RAINS County Clerk and caused to be posted at the RAINS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.P. MALONEY SURVEY, ABSTRACT NO. 168, RAINS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 2.00 ACRE TRACT OF LAND CONVEYED FROM RAYMOND SPENCER ET UX TO MEGAN SMITH ET VIR, BY WARRANTY DEED, AS RECORDED IN VOLUME 510, PAGE 836, OFFICIAL PUBLIC RECORDS, RAINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN COUNTY ROAD NO. 1396 AT THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT, AND THE SOUTHEAST CORNER OF A CALLED 3.763 ACRE TRACT, CALLED TRACT 2, CONVEYED TO DWAYNE BRIGHT ET UX, BY DEED AS RECORDED IN VOLUME 505, PAGE 090, OFFICIAL PUBLIC RECORDS, RAINS COUNTY, TEXAS, SAID POINT BEING IN THE NORTH LINE OF A CALLED 101.5 ACRE TRACT, CALLED SECOND TRACT, CONVEYED TO GEORGE STUART, BY DEED AS RECORDED IN VOLUME 126, PAGE 138, DEED RECORDS, RAINS COUNTY, TEXAS;

THENCE, NORTH 06 DEGREES 09 MINUTES 15 SECONDS EAST, WITH THE WEST LINE OF SAID 2.00 ACRE TRACT, THE EAST LINE OF SAID 3.763 ACRE TRACT, AND SAID COUNTY ROAD NO. 1396, A DISTANCE OF 210.89 FEET TO A POINT FOR CORNER AT THE NORTHWEST COMER OF SAID 2.00 ACRE TRACT, AND A SOUTHWEST COMER OF THE REMAINDER OF A CALLED 20.000 ACRE TRACT CONVEYED TO RAYMOND SPENCER, BY DEED AS RECORDED IN VOLUME 358, PAGE 441, REA! RECORDS, RAINS COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 43 MINUTES 23 SECONDS EAST, WITH THE NORTH LINE OF SAID 2.00 ACRE TRACT, AND A SOUTH LINE OF THE REMAINDER OF SAID 20.000 ACRE TRACT, AND PASSING AT A DISTANCE OF 24.84 FEET, A 5/8 INCH IRON ROD FOUND IN CONCRETE, AND CONTINUING ON FOR A TOTAL DISTANCE OF 428.23 FEET TO A 5/8 INCH IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT, AND AN ELL COMER OF THE REMAINDER OF SAID 20.000 ACRE TRACT;

THENCE, SOUTH 02 DEGREES 20 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID 2.00 ACRE TRACT, AND A WEST LINE OF THE REMAINDER OF SAID 20.000 ACRE TRACT, A DISTANCE OF 190.42 FEET TO A 5/8 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED (BOUNDARY SOLUTIONS) AT THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT, AND A SOUTHWEST CORNER OF THE REMAINDER OF SAID 20.000 ACRE TRACT, SAID POINT BEING IN THE NORTH LINE OF SAID 101.5 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 13 MINUTES 27 SECONDS WEST, (REFERENCE BEARING), WITH THE SOUTH LINE OF SAID 2.00 ACRE TRACT, AND THE NORTH LINE OF SAID 101.5 ACRE TRACT, A DISTANCE OF 443.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 86,935 SQUARE FEET OR 2.00 ACRES OF LAND, MORE OR LESS.