

912 CYPRESS STREET  
RANGER, TX 76470

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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: July 02, 2019

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

Place: THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND 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 February 06, 2012 and recorded in Document CLERKS FILE NO 2012-000415 real property records of EASTLAND County, Texas, with SARAH L LINGLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SARAH L LINGLE, securing the payment of the indebtednesses in the original principal amount of \$54,510.00, 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



RECEIVED 10:26 a M.  
CATHY JENTHO, COUNTY CLERK

JUN 10 2019

EASTLAND COUNTY, TEXAS  
By JE Deputy

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RANGER, TX 76470

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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 LAURA BROWDER, TERRY BROWDER, MARSHA MONROE OR LINDA REPPERT 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 EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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EASTLAND



SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 0.183 ACRE TRACT OF LAND BEING OUT OF LOT 4, BLOCK 15, HODGES OAK ADDITION TO THE TOWN OF RANGER, EASTLAND COUNTY, TEXAS AS PER THE OFFICIAL PLAT OF SAID ADDITION FILED OF RECORD IN SLIDE 31, PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS. PROPERTY HAVING A PHYSICAL ADDRESS OF 912 CYPRESS, RANGER, TEXAS 76470. TITLE VESTED IN THE NAME OF JANICE BLACKWELL BY DEED RECORDED IN DOCUMENT NO. 2011-0011611 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. THIS SURVEY WAS MADE FOR JANICE BLACKWELL BY VIRTUE OF HER REQUEST AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND "X" MARKED IN AN EXISTING CONCRETE DRIVE FOR THE WESTERNMOST SOUTHWEST CORNER OF LOT 4.

THENCE N 27°15'00"E, 11671 FEET WITH THE WEST LINE OF LOT 4, SAME BEING THE EAST LINE OF LOT 5 AND BEING THE WEST LINE OF THE DESCRIBED TRACT TO A 1/2" REBAR WITH SURVEY CAP #5085 SET FOR THE WESTERNMOST NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE S 62°33 '59"E, 17.18 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT TO A 1/2" REBAR WITH SURVEY CAP #5085 SET FOR AN INTERIOR CORNER OF THIS DESCRIBED TRACT.

THENCE N 30°31 '48"E, 23.39 FEET WITH THE WEST LINE OF THIS DESCRIBED TRACT TO A 1/2" REBAR WITH SURVEY CAP #5085 SET IN THE NORTH LINE OF LOT 4 FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE S 62°45'00"E, 41.48 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT, SAME BEING THE NORTH LINE OF LOT 4, AND BEING THE SOUTH LINE OF A 20.00' ALLEY, TO A POINT FOR THE NORTHWEST CORNER OF LOT 4, SAME BEING THE NORTHEAST CORNER OF THIS DESCRIBED TRACT FROM WHICH A FOUND 1/2" PIPE BEARS N 50° 10'02"E, 1.23' FEET.

THENCE S 27° 15'00"W, 140.00 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT, SAME BEING THE EAST LINE OF LOT 4, AND THE WEST LINE OF LOT 3, TO A 1/2" PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 4.

THENCE N 62°45'00" W, 60.00 FEET WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND BEING THE SOUTH LINE OF LOT 4 TO THE PLACE OF BEGINNING AND CONTAINING 0.183 ACRES OF LAND.