

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: May 02, 2017

Time: The sale will begin at 1:00PM 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 June 19, 2006 and recorded in Document CLERK'S FILE NO. 02602476 real property records of EASTLAND County, Texas, with JASON W. DALE AND JAMI L. DALE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON W. DALE AND JAMI L. DALE, securing the payment of the indebtednesses in the original principal amount of \$148,824.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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

LAURA BROWDER, TERRY BROWDER, MARSIIA MONROE, HOWARD WHITNEY, LINDA REPERT, STEFANIE MORGAN, JONATHAN SCHEDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, OR KRISTIE ALVAREZ

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 EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

Declarants Name: _____
Date: _____

RECEIVED 3:30 P.M.
CATHY JENTHO, COUNTY CLERK

MAR 27 2017

EASTLAND COUNTY, TEXAS
By _____ Deputy



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BEING 13.40 ACRES OF LAND OUT OF AND PART OR A 83.40 ACRE PARENT TRACT DESCRIBED IN A DEED FROM EMMETT ALVIN LASATER, JR., ET UX, TO MONTY N. FAULK, ET UX, RECORDED IN VOLUME 1649, PAGE 139, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, SAID LAND SITUATED IN THE SE/4 AND NE/4 OF EASTLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

FIELD NOTES OF A SURVEY OF 13.40 ACRES OF LAND OUT OF AND PART OF A 83.40 ACRE PARENT TRACT DESCRIBED IN A DEED FROM EMMETT ALVIN LASATER, JR., ET UX, TO MONTY N. FAULK, ET UX, RECORDED IN VOLUME 1694 PAGE 139, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, SAID LAND SITUATED IN THE NE/4 OF SECTION 19, BLOCK 1 OF THE H & T. C. R. K. CO. SURVEY, ABSTRACT NO. 203, EASTLAND COUNTY, TEXAS.

THIS SURVEY OF 13.40 ACRES BEING MADE FOR MONTY FAULK BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH SURVEY CAP #5085 SET AT THE INTERSECTION OF THE NORTH LINE OF EASTLAND COUNTY ROAD NO. 303 WITH THE WEST LINE OF EASTLAND COUNTY ROAD NO. 311, SAME BEING THE SOUTHEAST CORNER OF MONTY N. FAULK, ET UX, 83.40 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED 2825.16 FEET SOUTH OF AND 176.33 FEET WEST OF THE NORTHEAST CORNER OF SECTION 19.

THENCE N 89 DEGREES 03' 55" W, 728.45 FEET (DEED CALL AND BASIS OF BEARING OF THIS DESCRIBED TRACT) WITH THE SOUTH LINE OF DESCRIBED TRACT AND MONTY N. FAULK, ET UX, 83.40 ACRE TRACT, SAME BEING THE NORTH LINE OF EASTLAND COUNTY ROAD NO. 303, TO A 40" POST OAK TREE FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE N 73 DEGREES 47' 04" W, 175.80 FEET WITH THE SOUTH LINE OF DESCRIBED TRACT AND MONTY N. FAULK, ET UX, 83.40 ACRE TRACT, SAME BEING THE NORTH LINE OF EASTLAND COUNTY ROAD NO. 303, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE N 2 DEGREES 09' 21" E, 537.39 FEET WITH THE WEST LINE OF DESCRIBED TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE S 89 DEGREES 37' 39" E, 1018.28 FEET WITH THE NORTH LINE OF DESCRIBED TRACT TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET IN THE EAST LINE OF MONTY N. FAULK, ET UX, 83.40 ACRE TRACT AND WEST LINE OF EASTLAND COUNTY ROAD NO. 311, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE WITH THE EAST LINE OF DESCRIBED TRACT AND MONTY N. FAULK, ET UX, 83.40 ACRE TRACT, SAME BEING THE WEST LINE OF EASTLAND COUNTY ROAD NO. 311, AS FOLLOWS: S 00 DEGREES 22' 15" W 206.32 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; S14 DEGREES 47' 34"W 211.11 FEET TO A 1/2" REBAR WITH SURVEY CAP #5085 SET; AND S 25 DEGREES 32'57" W, 206.44 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.40 ACRES OF LAND.



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