

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: February 07, 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 February 09, 2015 and recorded in Document CLERK'S FILE NO. 2015-000423 real property records of EASTLAND County, Texas, with SHANE A HUDSON AND BEAU J SEARCY-HUDSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHANE A HUDSON AND BEAU J SEARCY-HUDSON, securing the payment of the indebtednesses in the original principal amount of \$91,326.00, 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

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
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 _____
declare under penalty of perjury that on _____
the EASTLAND County courthouse this notice of sale.

_____ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
filed at the office of the EASTLAND County Clerk and caused to be posted at _____

Declarant's Name: _____
Date: _____

RECEIVED 10:40 A
CATHY JENTHO, COUNTY CLERK
JAN 13 2017
EASTLAND COUNTY, TEXAS
By _____ Deput



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EASTLAND

EXHIBIT 'A'

BEING THE SOUTH ONE-HALF (S/2) OF LOTS 5 AND ALL OF LOT 6, BLOCK 9, HILLCREST ADDITION TO THE CITY OF EASTLAND, EASTLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 85, PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS.



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