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8 11 2015 12:45

HOWARD COUNTY CLERK

BY DEPUTY 

2410 WASSON RD  
BIG SPRING, TX 79720

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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: January 07, 2020

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

Place: THE NORTH FRONT DOOR OF THE HOWARD 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 January 12, 2015 and recorded in Document CLERK'S FILE NO. 2015-00000226 real property records of HOWARD County, Texas, with BRIAN D HENRY AND ESTHER J. HENRY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRIAN D HENRY AND ESTHER J. HENRY, securing the payment of the indebtednesses in the original principal amount of \$163,440.00, 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



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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 JOHN MCCARTHY, OR DAVID CARRILLO 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.



Israel Saucedo

**Certificate of Posting**

My name is DAVID Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-8-19 I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarants Name: 

Date: 11. 8. 19

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HOWARD

**EXHIBIT "A"**

A 2.0 ACRE TRACT IN TRACT 4, KENNEBECK HEIGHTS SUBDIVISION IN SECTION 12, BLOCK 33, T-1-S, T&P RR CO SURVEY, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" I.R. IN THE EAST LINE OF SECTION 11 AND THE WEST LINE OF SECTION 12, BLOCK 33, T-1-S, T&P RR, CO CURVEY, HOWARD COUNTY, TEXAS, AND IN THE EAST RIGHT-OF-WAY LINE OF RANDOLPH BOULEVARD (EXTENDED), FOR THE NW CORNER OF THIS TRACT; FROM WHENCE THE NW CORNER OF SAID SECTION 12 BEARS N 14 DEGREES 37' W 2878.64';

THENCE N 75 DEGREES 23' E 201.4' TO A 1/2" I.R. FOR THE NE CORNER OF THIS TRACT;

THENCE S22 DEGREES 49' E 375.4' TO A 1/2" I.R. FOR THE SE CORNER OF THIS TRACT;

THENCE S65 DEGREES 48' W 233.2' TO A 1/2" I.R. IN THE EAST RIGHT-OF-WAY LINE OF SAID RANDOLPH BOULEVARD (EXTENDED) FOR THE SW CORNER OF THIS TRACT;

THENCE N20 DEGREES 19' W WITH THE EAST RIGHT-OF-WAY LINE OF SAID RANDOLPH BOULEVARD (EXTENDED) 258.0' TO A 1/2" I.R. IN THE EAST LINE OF SAID SECTION 11 AND THE WEST LINE OF SECTION 12 FOR A POINT OF ANGLE IN THE WEST LINE OF THIS TRACT;

THENCE N14 DEGREES 37' W 153.5' TO THE PLACE OF BEGINNING AND CONTAINING 2.0 ACRES OF LAND.

SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN, ON OR UNDER SAID LAND; AND SUBJECT TO ANY AND ALL OIL AND GAS LEASES, EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS AND RESTRICTIONS OF RECORD IN THE OFFICE OF THE COUNTY CLERK, HOWARD COUNTY, TEXAS.