

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: August 01, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE NORTHSIDE DOOR OF THE CASS 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 May 05, 2010 and recorded in Document CLERK'S FILE # 2010002265 real property records of CASS County, Texas, with JOSHUA Q. BOWLIN AND JESSICA A. BOWLIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSHUA Q. BOWLIN AND JESSICA A. BOWLIN, securing the payment of the indebtednesses in the original principal amount of \$64,804.00, 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



ROBERT LAMONT, DAVID SIMS, HARRIETT FLEETCHER, SHERYL LAMONT, SHARON ST PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, DOUG WOODARD, DARLA BOETTCHER, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, ALLAN JOHNSTON OR RONNIE HUBBARD  
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 CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED FOR RECORD  
2017 JUL 19 AM 11:39  
JAMIE A. GRAND  
CASS COUNTY CLERK



**EXHIBIT "A"**

DESCRIPTION BEING ALL OF LOT 21 AND A PORTION OF LOT 20, BLOCK 2, OF THE CLEMENTS AND KENNEDY NORTH HEIGHTS ADDITION (THIRD PART) RECORDED IN VOLUME I, PAGE 225 OF THE PLAT RECORDS, BEING SITUATED IN THE JANE RICHIE SURVEY, A-577 IN CASS COUNTY, TEXAS;

BEGINNING AT A RAILROAD SPIKE SET FOR THE NORTHWEST OF LOT 20 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 21;

THENCE N 73 DEGREES 36' 00" E, 275.18' WITH THE SOUTH LINE OF LOT 21, SAME BEING THE NORTH LINE OF THIS TRACT, TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 36 DEGREES 39' 00" E, 67.36' TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK 5;

THENCE S 40 DEGREES 02' 00" E, 2.44' TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S 86 DEGREES 54' 34" W, 252.55' TO 5/8" IRON ROD SET FOR CORNER ON ANGLE POINT, FROM WHICH THE END OF A CHAIN LINK FENCE BEARS S 32 DEGREES 18' 33" W- 1.56';

THENCE S 81 DEGREES 20' 00" W, 54.20' TO THE POINT OF BEGINNING CONTAINING 0.1913 OF AN ACRE OF LAND MORE OR LESS.

