

FILED FOR RECORD  
at 11:05 AM

MAY 10 2018

841 E KAUFMAN AVE  
COOPER, TX 75432

0000007257322

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Delta County Clerk  
DELTA COUNTY TEXAS

**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: June 05, 2018

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE STEPS ON THE EAST SIDE OF THE DELTA 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 December 16, 2016 and recorded in Document VOLUME 352, PAGE 020 real property records of DELTA County, Texas, with BILLY R. BAKER AND MARGARET BAKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY R. BAKER AND MARGARET BAKER, securing the payment of the indebtednesses in the original principal amount of \$53,716.00, 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

SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO

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

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

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



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**EXHIBIT "A"**

SITUATED WITHIN THE LIMITS OF THE CITY OF COOPER, IN THE COUNTY OF DELTA, STATE OF TEXAS, A PART OF THE J. ROBERTSON SURVEY E292 AND BEING PART OF BLOCK 16 AND 17 OF THE E PENCE ADDITION TO THE CITY OF COOPER, RECORDED IN VOL. X, PAGE 211 OF THE DEED RECORDS OF SAID COUNTY AND STATE AND BEING TRACT ONE CONVEYED TO STANLEY SANDLIN BY DEED RECORDED IN VOL. 266, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" IRON PIN FOUND IN THE NORTH BOUNDARY LINE OF EAST KAUFMAN AVENUE AND BEING THE SOUTHEAST CORNER OF BLOCK 15 AND BEING THE SOUTHEAST CORNER OF TRACT OF LAND RECORDED IN VOL. 242, PAGE 126 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER OF BLOCK 16 AND THE SOUTHWEST CORNER OF SAID TRACT ONE.

THENCE NORTH 01 DEGREES 03' 44" EAST A DISTANCE OF 149.45' TO A FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF TRACT ONE AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT GUFFEY ET UX BY DEED RECORDED IN VOL. 231, PAGE 225 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89 DEGREES 22' 01" EAST ALONG A FENCE A DISTANCE OF 99.60' TO A FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF TRACT ONE AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO K.W. HURLEY BY DEED RECORDED IN VOL. 307, PAGE 491 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 01 DEGREES 00' 34" WEST A DISTANCE OF 149.06' TO A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF TRACT ONE AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CLIFTON C. CADDEN BY DEED RECORDED IN VOL 274, PAGE 101 OF SAID OFFICIAL PUBLIC RECORDS, SAID POINT BEING IN THE NORTH BOUNDARY LINE OF EAST KAUFMAN AVENUE;

THENCE SOUTH 89 DEGREES 08' 46" WEST ALONG THE NORTH BOUNDARY LINE OF SAID STREET A DISTANCE OF 99.75' TO THE POINT OF BEGINNING.



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