

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: April 02, 2019

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

Place THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 16, 2017 and recorded in Document CLERK'S FILE NO. 143540-2017 real property records of LAMAR County, Texas, with DAKOTA FILKINS AND ZOE FILKINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAKOTA FILKINS AND ZOE FILKINS, securing the payment of the indebtednesses in the original principal amount of \$135,000.00, 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 LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

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

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 1<sup>st</sup> DAY OF Mar, 2019



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**EXHIBIT "A"**

SITUATED ABOUT 5 MILES NORTH 53 DEG. WEST FROM THE SQUARE, IN THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JOSIAH HARRELL SURVEY #442 AND BEING ALL OF A CALLED 1.82 ACRE TRACT CONVEYED TO CHANCE WOODARD AND LAUREN WOODARD BY DEED RECORDED IN DOC.# 118429-2014 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A CONCRETE HIGHWAY MARKER FOUND AT THE NORTHEAST CORNER OF THE 1.82 ACRE TRACT AND BEING IN THE SOUTH BOUNDARY LINE OF FARM MARKET HIGHWAY 79 AND THE WEST BOUNDARY LINE OF COUNTY ROAD #32200.

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID FARM MARKET HIGHWAY AS FOLLOWS: NORTH 71°54'19" WEST A DISTANCE OF 144.88' TO A 3/8" (HF 5699) CAPPED IRON PIN SET; NORTH 88°20'54" WEST A DISTANCE OF 100.40' TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE 1.82 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.574 ACRE TRACT CONVEYED TO JAMES F. WELCH AND LOIS D. WELCH BY DEED RECORDED IN VOL. 887, PAGE 206 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE;

THENCE SOUTH 0°07'20" EAST A DISTANCE OF 347.39' TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE 1.82 ACRE TRACT AND THE SOUTHEAST CORNER OF THE 1.574 ACRE TRACT AND BEING IN THE NORTH BOUNDARY LINE OF A CALLED 1.63 ACRE TRACT CONVEYED TO FRANK SETZER AND JULIANNE P.

SETZER BY DEED RECORDED IN DOC.# 118429-2014 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89°48'25" EAST A DISTANCE OF 240.86' TO A 3/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE 1.82 ACRE TRACT AND THE NORTHEAST CORNER OF THE 1.63 ACRE TRACT AND BEING IN THE WEST BOUNDARY LINE OF COUNTY ROAD #32200;

THENCE NORTH 0°40'29" WEST ALONG SAID COUNTY ROAD A DISTANCE OF 298.70' TO THE POINT OF BEGINNING AND CONTAINING 1.82 ACRES OF LAND, MORE OR LESS.



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