

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: October 06, 2015

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

Place: THE FRONT STEPS TO THE EAST LOBBY ENTRANCE OF THE ARANSAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

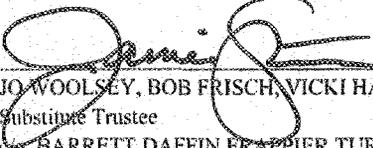
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 26, 2004 and recorded in Document CLERK'S FILE NO. 264145 real property records of ARANSAS County, Texas, with JOHN DOUGLAS PAPE AND SANDRA L PAPE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN DOUGLAS PAPE AND SANDRA L PAPE, securing the payment of the indebtednesses in the original principal amount of \$131,838.00, 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
6101 CONDOR DRIVE
MOORPARK, CA 93021


JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JAMIE STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRATPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the ARANSAS County Clerk and caused to be posted at the ARANSAS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

SURFACE ESTATE ONLY TO: TRACT OF LAND BEING A PORTION OF FARM LOT NO. SIX (6), LAND BLOCK NO. TWO HUNDRED THIRTY-SEVEN (237) OF THE BURTON & DANFORTH SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION MADE BY P. L. TELFORD, SURVEYOR, RECORDED IN VOLUME 1, PAGES 62-63, MAP RECORDS, ARANSAS COUNTY, TEXAS; TO WHICH MAP REFERENCE IS HERE MADE FOR FURTHER DESCRIPTION OF SAID FARM LOT; SAID PORTION BEING DESCRIBED BY METES AND BOUNDS, VIZ:

BEING 0.621 ACRES OF LAND OUT OF FARMLOT SIX (6), LANDBLOCK TWO HUNDRED THIRTY-SEVEN (237), BURTON AND DANFORTH SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGES 62-63, MAP RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 0.621 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 1/2" STEEL REBAR FOUND IN THE EAST R.O.W. LINE OF NORTH MCCAMPBELL STREET, A 40-FOOT WIDE PLATTED CITY STREET, AND FROM WHENCE THE SOUTH R.O.W. LINE OF MOORE AVENUE BEARS NORTH 32 DEG 30' 00" EAST A DISTANCE OF 290.00 FEET, WITH SAID 1/2" STEEL REBAR BEING THE SOUTHWEST CORNER OF A 0.783-ACRE TRACT, AS DESCRIBED UNDER CLERK'S FILE NO. 220643, OFFICIAL PROPERTY RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THIS SURVEY;

THENCE, SOUTH 57 DEG 30' 00" EAST ALONG AND WITH THE SOUTH BOUNDARY LINE OF SAID 0.783-ACRE TRACT A DISTANCE OF 192.00 FEET TO A 5/8" STEEL REBAR SET, AND BEING THE NORTHEAST CORNER OF THIS SURVEY;

THENCE, SOUTH 32 DEG 30' 00" WEST A DISTANCE OF 140.86 FEET TO A 5/8" STEEL REBAR SET IN THE NORTH BOUNDARY LINE OF TRACT OF LAND OWNED BY JOHN PAPE, AND BEING THE SOUTHEAST CORNER OF THIS SURVEY;

THENCE, NORTH 57 DEG. 30' 00" WEST ALONG AND WITH THE NORTH BOUNDARY LINE OF SAID PAPE-ACRE TRACT, AT 29.62 FEET PASS A 5/8" STEEL REBAR FOUND ON LINE FOR REFERENCE, AT 179.47 FEET PASS A 5/8" STEEL REBAR FOUND ON THE LINE FOR REFERENCE, AND IN ALL A DISTANCE OF 192.00 FEET TO A 5/8" STEEL REBAR SET IN THE EAST R.O.W. LINE OF SAID NORTH MCCAMPBELL STREET, AND BEING THE SOUTHWEST CORNER OF THIS SURVEY;

THENCE, NORTH 32 DEG 30' 00" EAST ALONG AND WITH THE EAST R.O.W. LINE OF SAID NORTH MCCAMPBELL STREET A DISTANCE OF 140.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.621 ACRES OF LAND, MORE OR LESS.

FILED
AT 10:46 AM.

AUG 24 2015

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS



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