

18-00017C

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE FILED FOR RECORD**

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.

JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY *[Signature]* DEPUTY

1. **Date, Time, and Place of Sale.**

Date: March 06, 2018

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

Place LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 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 02, 2010 and recorded in Document CLERK'S FILE NO. 2010013767 real property records of SHELBY County, Texas, with ANDREW A. FIELDER, grantor(s) and C & T MORTGAGE LLC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANDREW A. FIELDER, securing the payment of the indebtednesses in the original principal amount of \$86,827.00, 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

*[Handwritten mark]*

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY  
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 SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

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



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**EXHIBIT "A"**

BEING A LEGAL DESCRIPTION TO A 2.500 ACRE TRACT IN THE JEREMIAH BOWLEN SURVEY A-49, SHELBY COUNTY, TEXAS AND BEING OUT OF AND PART OF A CALLED 38.021 ACRE TRACT DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT NUMBER 2010000694 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING: AT A POINT IN THE CENTER LINE OF FARM-TO-MARKET ROAD #947; FOR THE SOUTHEAST CORNER OF THIS TRACT, IN THE EAST BOUNDARY LINE OF SAID 38.021 ACRE TRACT, AND IN THE WEST BOUNDARY LINE OF A CALLED 163.3 ACRE TRACT RECORDED IN VOLUME 868 PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; FROM WHICH A 1/2" IRON ROD FOUND FOR A REFERENCE CORNER OF SAID 38.021 ACRE TRACT BEARS S 46 DEG 09' 33" W 91.04';

THENCE: N 84 DEG 32' 30" W AT A 50.40' PASSING A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS #5148 SET FOR REFERENCE AND CONTINUING WITH A TOTAL DISTANCE OF 253.02 TO A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS #5148 SET FOR AN ANGLE CORNER OF THIS TRACT;

THENCE: N 71 DEG 54' 10" W 310.64' TO A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS #5148 SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 10 DEG 13' 08" E 176.96' TO A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS #5148 SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: S 77 DEG 45' 11" E AT 517.96' PASSING A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS #5148 SET FOR REFERENCE, AND CONTINUING WITH A TOTAL DISTANCE OF 568.45' TO A POINT IN THE CENTER LINE OF SAID HIGHWAY FOR THE NORTHEAST CORNER OF THIS TRACT, IN THE EAST LINE OF SAID 38.021 ACRE TRACT AND IN THE WEST LINE OF SAID 163.3 ACRE TRACT; FROM WHICH A 1/2" IRON ROD FOUND FOR THE REFERENCE CORNER OF SAID 38.021 ACRE TRACT BEARS N 00 DEG 35' 41" E 235.33';

THENCE: S 12 DEG 51' 44" W 178.61' WITH THE CENTER LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING CONTAINING 2.500 ACRES OF LAND, MORE OR LESS.



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