

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 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE COMANCHE 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 October 31, 2016 and recorded in Document VOLUME 414, PAGE 185 real property records of COMANCHE County, Texas, with RICKY BYRD AND STEPHANIE BYRD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RICKY BYRD AND STEPHANIE BYRD, securing the payment of the indebtednesses in the original principal amount of \$147,250.00, 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.

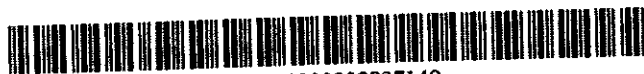
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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

FILED
AT 1:00 O'CLOCK P M

FEB 13 2020

Ruby Austin
Clerk, County Court Comanche Co., Texas



NTSS00000008827149

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA J. REPPERT OR HOWARD WHITNEY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

*Linda J. Reppert
Substitute Trustee*

Israel Saucedo

Certificate of Posting

My name is *Linda J. Reppert*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *February 13, 2020* I filed at the office of the COMANCHE County Clerk and caused to be posted at the COMANCHE County courthouse this notice of sale.

Linda J. Reppert

Declarants Name: *LINDA J. REPPERT*

Date: *February 13, 2020*

EXHIBIT "A"

LOTS 108, 109, 110, 111 AND 112, PAR VILLAGE SUBDIVISION, OUT OF A TRACT IN THE F. M. EASLEY SURVEY, ABSTRACT NO. 1265, AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN PLAT CABINET A, SLIDE 167, PLAT RECORDS OF COMANCHE COUNTY, TEXAS.

THE ABOVE LOTS BEING CONVEYED BY THREE DEEDS AS FOLLOWS: WARRANTY DEED DATED JUNE 7, 2000, FROM MARK ALAN LOACH AND STEPHEN GREGG LOACH, INDIVIDUALLY AND AS JOINT INDEPENDENT EXECUTORS OF THE ESTATE OF ELOISE LEACH, DECEASED TO ROBERT R. WILSON AND SUZANNE M. WILSON RECORDED IN VOLUME 791, PAGE 375, DEED RECORDS OF COMANCHE COUNTY, TEXAS; WARRANTY DEED DATED FEBRUARY 5, 2002, FROM JOE P. FAMBRO, ET UX, TO ROBERT R. WILSON AND WIFE, SUZANNE M. WILSON, RECORDED IN VOLUME 813, PAGE 245, DEED RECORDS OF COMANCHE COUNTY, TEXAS; SHERIFFS DEED DATED APRIL 2, 2002, FROM BLUE HERON POINT, INC., ET AL TO ROBERT R. WILSON, AND WIFE, SUZANNE M. WILSON, RECORDED IN VOLUME 817, PAGE 213, DEED RECORDS OF COMANCHE COUNTY, TEXAS, TO WHICH REFERENCES ARE HERE MADE FOR ALL PURPOSES, AND DESCRIBED IN ONE TRACT BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN FOUND IN THE NORTH LINE OF HOGAN STREET, THE SWC OF LOT 109 AND THE SWC OF THIS;

THENCE N35-53-31E (ALL GPS BEARINGS) ALONG SAID LOT-LINE, AT 102.65 A STEEL PIN FOUND, A NWC OF THIS; THENCE S40-48-12E ALONG THE SOUTH LINE OF LOT 107, AT 24.93 FEET A STEEL PIN FOUND, THE SWC OF LOT 108 AND AN INTERIOR CORNER OF THIS;

THENCE N24-42-21E ALONG THE WEST LINE OF SAME, AT 88.36 FEET A STEEL PIN FOUND IN THE SOUTH LINE OF BOGEY CIRCLE, THE NWC OF LOT 1008 AND THE NWC OF THIS;

THENCE ALONG THE ARC OF A CIRCLE TO THE LEFT WITH DATA AS FOLLOWS; R= 360.0 FEET, ARC= 171.99 FEET AND CHORD= S64-19-59E. 170.36 FEET, A STEEL PIN FOUND, THE NEC OF LOT 110 AND THE NEC OF THIS;

THENCE S15-02-34W ALONG MILLER STREET, AT 305.43 FEET A STEEL PIN FOUND, THE SEC OF LOT 112 AND THE SEC OF THIS;

THENCE N39-58-28W ALONG THE NORTH LINE OF HOGAN STREET, AT 145.86 FEET A STEEL PIN FOUND AND N39-53-39W, 146.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.149 ACRES OF LAND.