

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: September 06, 2022

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

Place: THE HALLWAY INSIDE THE EAST DOOR OF THE RED RIVER 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 July 27, 2017 and recorded in Document VOLUME 0733, PAGE 600; AS AFFECTED BY 2022-00859 real property records of RED RIVER County, Texas, with BRIAN LEE POLK AND JENNIFER ANNETTE POLK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRIAN LEE POLK AND JENNIFER ANNETTE POLK, securing the payment of the indebtednesses in the original principal amount of \$102,047.00, 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



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


Ryan Bourgeois

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/11/2022 I filed at the office of the RED RIVER County Clerk and caused to be posted at the RED RIVER County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 08/11/2022

EXHIBIT "A"

BEING A 2.004 ACRE TRACT OF LAND IN THE T. & N.O.R.R. SURVEY, ABSTRACT NO. 849, IN RED RIVER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED JANUARY 16, 1998, TO STEVEN CRAIG STRINGER, ET UX, RECORDED IN VOL. 463, PG. 91 OF THE RED RIVER COUNTY OFFICIAL PUBLIC RECORDS (R.R.C.O.P.R.); SAID 2.004 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS CITED HEREIN ARE BASES ON NORTH 89° 37' EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF F. M. 2118 PER VOL. 200, PG. 567 OF THE RED RIVER COUNTY DEED RECORDS [R.R.C.D.R.]):

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF F. M. 2118, (100' WIDE PER VOL 200, PGS. 540 AND 567, R.R.C.D.R.) FOR THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND, DESCRIBED IN DEED DATED SEPTEMBER 24, 1977, TO HENRY CURTIS WEEMS, ET UX, RECORDED IN VOL 312, PG. 566, R.R.C.D.R. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 37' 00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF F. M HIGHWAY 2118, A DISTANCE OF 209.27 FEET TO 8 INCH BOIS D'ARC POST FOUND IN THE EAST BOUNDARY LINE OF SAID T. & N.O.R.R. SURVEY AND THE WEST BOUNDARY LINE OF THE, E.E. ADAMS SURVEY, ABSTRACT NO. 1498 FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED AUGUST 9, 1990, TO TOMMY ALLEN PRYOR, ET UX, RECORDED IN VOL. 402, PG. 25, R.R.C.D.R.;

THENCE SOUTH 00° 16' 38" WEST, ALONG THE EAST BOUNDARY LINE OF SAID T. & N.O.R.R. SURVEY AND THE WEST BOUNDARY LINE OF SAID E. E. ADAMS SURVEY AND SAID PRYOR TRACT, A DISTANCE OF 417.45 FEET TO A 6 INCH WOOD FENCE CORNER POST FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID WEEMS TRACT;

THENCE SOUTH 89° 36' 04" WEST, ALONG THE MOST EASTERLY NORTH BOUNDARY LINE OF SAID WEEMS TRACT, A DISTANCE OF 209.05 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN INTERIOR CORNER OF SAID WEEMS TRACT;

THENCE NORTH 00° 14' 47" EAST, ALONG THE MOST NORTHERLY EAST BOUNDARY LINE OF SAID WEEMS TRACT, A DISTANCE OF 417.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.004 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD
9:01 o'clock A M. on

AUG 11 2022

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX