

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 055620-TX

Date: May 29, 2018

County where Real Property is Located: Falls

ORIGINAL MORTGAGOR: MARK A. GARNER AND SPOUSE, CHRISTIANNE M. GARNER  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY  
AS NOMINEE FOR UNITED LENDING PARTNERS,L.P, ITS  
SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: PennyMac Loan Services, LLC  
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/15/2004, RECORDING INFORMATION: Recorded on 9/20/2004, as Instrument No. 2280, in Book 166, Page 872,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **FIELD NOTES FOR 2.00 ACRES OF LAND OUT OF THE HENRY FANTHARP SURVEY, ABSTRACT NO. 176, IN MCLENNAN COUNTY, TEXAS, BEING A PART OF THAT CALLED 20 ACRE TRACT CONVEYED TO DAVID L. GARNER AND CYNTHIA A. GARNER BY A CORRECTION WARRANTY DEED DATED FEBRUARY 10, 2000, AND RECORDED IN VOLUME 166, PAGE 525, OF THE FALLS COUNTY, TEXAS, OFFICIAL RECORDS. And more completely described in attached exhibit A.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/3/2018, the foreclosure sale will be conducted in Falls County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd. Suite 200  
Westlake Village, CA 91361

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 property securing the above referenced loan.

FILED 3:15 PM

MAY 31 2018

LINDA WATKINS  
CO. CLK. FALLS CO.

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AP NOS 12072016

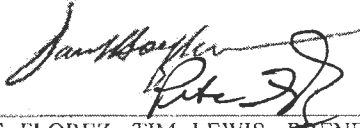


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Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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.

By:

 Substitute Trustee  
PETE FLOREZ, TIM LEWIS, BRENDA WIGGS, DENISE  
BOERNER, DONNA STOCKMAN, DAVID STOCKMAN,  
GUY WIGGS, MICHELLE SCHWARTZ, JUANITA COX,  
JIMMY CARROLL BREWER, STEPHEN RAWLINGS, FAYE  
PECHT, AARTI PATEL, MARYNA DANIELIAN, PATRICIA  
SANDERS, FREDERICK BRITTON, JACK BURNS II,  
KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG  
WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN  
HART, PAUL A. HOFKER, ROBERT L. NEGRIN

**Return to:**

ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

EXHIBIT A

Field notes for 2.00 acres of land out of the Henry Fantharp Survey, Abstract No. 176, in McLennan County, Texas, being a part of that called 20 acre tract conveyed to David L. Garner and Cynthia A. Garner by a Correction Warranty Deed dated February 10, 2000, and recorded in Volume 166, Page 525, of the Falls County, Texas, Official Records. The said 2.00 acres is shown on the attached plat and is more particularly described by metes and bounds as follows:

Beginning at a mag nail placed in asphalt pavement in the center of County Road No. 118, being at the southeast corner of said 20 acre tract, and being the southeast corner of the herein described tract.

THENCE S 61deg 00min 00sec W (Basis of Bearings) 168.00 ft. along the south line of said 20 acre tract, and with said road, to a mag nail placed in asphalt pavement for the southwest corner of the herein described tract.

THENCE N 29deg 09min 56sec W, at 30 ft. pass a 1/2" diameter iron rod placed for reference, a total distance of 518.50 ft. to a 1/2" diameter iron rod placed for the northwest corner of the herein described tract.

THENCE N 62deg 00min 00sec E 168.00 ft. to a 1/2" diameter iron rod placed in the east line of said 20 acre tract for the northeast corner of the herein described tract.

THENCE S 29deg 09min 56sec E along the east line of said 20 acre tract, at 488.70 ft. pass a nail found in concrete, a total distance of 518.50 ft. to the POINT OF BEGINNING.