

C&S No. 44-13-5030 / Conventional / No
PennyMac Loan Service, LLC

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

2015 SEP 14 AM 10:18

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. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: May 25, 2007

Grantor(s): Joyce Palmer Asbury, owning, claiming and occupying other property as her homestead

Original Trustee: Charles A. Brown

Original Mortgagee: Chase Bank USA, N.A.

Recording Information: Vol. 1488, Page 0710, or Clerk's File No. 005101, in the Official Public Records of HILL County, Texas.

Current Mortgagee: PennyMac Holdings, LLC

Mortgage Servicer: PennyMac Loan Service, LLC, whose address is C/O 6101 Condor Drive Moorpark, CA 93021 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 10/06/2015 **Earliest Time Sale Will Begin:** 12:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee or the Mortgagee's attorney.

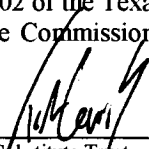
Legal Description:

FIELD NOTES FOR A LOT, TRACT , OR PARCEL OF LAND CONTAINING 0.313 ACRES LYING AND SITUATED IN THE MOSES JOHNSON SURVEY A-475 AND BEING A PART OF LOTS 19 AND 20, BLOCK 5 AND A PART OF LOT 5, BLOCK 7 AND A PART OF A CLOSED STREET IN THE GIVINS ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM FRANK MARSHALL, JR. ET UX MAURINE MARSHALL TO DAVID J. BAJER ET UX CATHY L. BAJERS AS RECORDED IN VOLUME 613, PAGE 916 OF THE DEED RECORDS OF HILL COUNTY AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiariski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Tim Lewis as Substitute Trustee, Donna Stockman as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Jimmy Carroll Brewer as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Diasha Perkins as Successor Substitute Trustee, Jason Brewer as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039



4542585

EXHIBIT A

TRACT 1

FIELD NOTES for a lot, parcel, or parcel of land containing 0.212 acres
more or less and situated in the Messes Johnson Survey A-47B and being a part
of Lots 19 and 20, Block 5 and a part of Lot 5, Block 7 and part of a
closed street in the Elvins Addition to the City of Willshire, Hill
County, Texas. Said land is all that certain tract described in a deed
from Frank Marshall, Jr. et ux Maurine Marshall to David J. Sejer et
ux Cathy L. Sejer as recorded in Volume 813, Page 218 of the Deed
Records of Hill County, and is more particularly described by acres
and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found at a chain link fence corner
in the east line of Lot 19, being N 0 deg 21 min 22 sec W 19.00 feet
from the southeast corner of said Lot 19, for the northeast corner of
said 0.212 acres;

THENCE: S 0 deg 27 min 28 sec E 128.50 feet partially along a chain
link fence to a 1/2 inch iron rod found in the north line of Carolina
Highway (SH 22/171) and in the south line of said Lot 5, for the
southeast corner of said 0.212 acres;

THENCE: S 22 deg 0 min 0 sec W 100.23 feet along said north line to a
3/4 inch iron pipe found, for the southwest corner of said 0.212
acres;

THENCE: N 0 deg 55 min 48 sec W 141.72 feet partially along a chain
link fence to a 3/4 inch iron pipe found at a chain link fence corner
in the west line of said Lot 20, for the northwest corner of said
0.212 acres;

THENCE: N 22 deg 47 min 22 sec E 101.18 feet along a chain link fence
to the place of beginning, containing 0.212 acres of land.