

NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Assert and protect your rights as a member of the armed forces of the United States. If you 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 & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: June 26, 2007

Grantor(s): Joyce Palmer Asbury, a married woman as her sole and separate property

Original Trustee: Charles A. Brown, Attorney

Original Mortgagee: Chase Bank USA. N.A.

Recording Information: Vol. 1495, Page 0710, or Clerk's File No. 006520, 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: 11/03/2015 **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 Mortgagee, the Mortgagee or the Mortgagee's attorney.


Legal Description:

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BING A PART OF LOT 12 OF THE WARREN ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 16, PAGE 351 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 & Stawiarski, 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



EXHIBIT A

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lot 12 of the Warren Addition to the City of Hillsboro, Hill County, Texas, according to plat recorded in Volume 16, Page 351 of the Deed Records of Hill County. Said land is all those certain tracts described in a deed from Susan Bond Ramsey and John C. Ramsey, Jr. to John C. Ramsey, Sr. et ux, Susan Bond Ramsey recorded in Volume 935, Page 170 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of Thompson Street for the northwest corner of that certain tract described in a deed to Robert L. McCoy recorded in Volume 570, Page 291 of the Deed Records of Hill County and for the southwest corner of this, said point being $N30^{\circ}00'00"W$ 150.00 feet from the intersection of the east line of Thompson Street with the north line of Craig Street;

THENCE with the east line of Thompson Street, $N30^{\circ}00'00"W$ 104.00 feet to a 1/2" iron rod found for the southwest corner of that certain 0.302 acre tract described in a deed to Rodolfo S. Rendon recorded in Volume 950, Page 513 of the Official Public Records of Hill County and for the northwest corner of this;

THENCE $N59^{\circ}48'33"E$ 157.28 feet to a 1/2" iron rod found for an inside ell corner of said Rendon tract and for the northeast corner of this;

THENCE $S30^{\circ}17'21"E$ 31.21 feet to a 1/2" iron rod found for an outside ell corner of said Rendon tract and for the northwest corner of that certain tract described in a deed to Jack W. Smith recorded in Volume 887, Page 501 of the Official Public Records of Hill County and $S30^{\circ}44'29"E$ 84.98 feet to a 1/2" iron rod set in the west line of said Smith tract for the northeast corner of that certain tract described in a deed to Ricky N. Merkel recorded in Volume 967, Page 169 of the Official Public Records of Hill County and for the southeast corner of this;

THENCE generally along a chain link fence as extended, $S59^{\circ}15'10"W$ 73.86 feet to a 5/8" iron rod found at a fence corner for the northwest corner of said Merkel tract and for an inside ell corner of this;

THENCE generally along a chain link fence, $S30^{\circ}10'10"E$ 14.99 feet to a 5/8" iron rod found at a chain link fence corner for the northeast corner of said McCoy tract and for an outside ell corner of this;

THENCE $S59^{\circ}19'55"W$ 84.59 feet to the place of beginning, containing 0.350 acres of land

APPROX