

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 02, 2014

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

**Place** THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 May 08, 2003 and recorded in Document VOLUME 187, PAGE 39 real property records of JONES County, Texas, with BRIAN F LITTLE AND SUZANNE B LITTLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRIAN F LITTLE AND SUZANNE B LITTLE, securing the payment of the indebtednesses in the original principal amount of \$23,970.00, 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 as follows:

0.244 ACRES OF LAND OUT OF THE WEST 1/2 OF SURVEY 2, BLOCK 1, T. & N. O. RR. CO. LANDS, A-758, AND BEING THE SAME LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 559, PAGE 521, DEED RECORDS, JONES COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON PIN SET IN THE EAST LINE OF AVENUE K. FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH THE NORTHWEST CORNER OF BLOCK 47 BEARS SOUTH 136.00';

THENCE NORTH 76.00' TO A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF VOLUME 160, PAGE 827;

THENCE EAST 140.00' TO A 3/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF VOLUME 160, PAGE 827;

THENCE SOUTH 76.00' TO A 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF VOLUME 123, PAGE 485;

THENCE WEST 140.00' TO THE PLACE OF BEGINNING AND CONTAINING 0.244 ACRES OF LAND, MORE OR LESS.

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  
6101 CONDOR DRIVE  
MOORPARK, CA 93021

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

POSTED NOTICE  
DATE 9/1/14 TIME 3:45 PM  
Tell Ann Jennings  
JONES COUNTY CLERK, JONES CO., TX.  
BY: Janaia McJee



NOS00000004533691