

1028 SIRROCO PLACE
PAMPA, TX 79065

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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.

LED FOR RECORD - GRAY COUNTY TX
JEANNE HORTON - COUNTY CLERK
Jan 14, 2019 at 12:27:00 PM
By: BA, DEPUTY

1. **Date, Time, and Place of Sale.**

Date: February 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE GRAY 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 25, 2008 and recorded in Document VOLUME 0883, PAGE 0623 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 0206869 real property records of GRAY County, Texas, with DERRICK DEGNER AND ANGIE AYALA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DERRICK DEGNER AND ANGIE AYALA, securing the payment of the indebtednesses in the original principal amount of \$82,308.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098

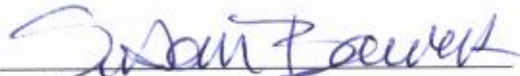


RONNIE HECK, SHANNON HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ, CHARLES GREEN PATTY BROOKS, J.C. BROOKS, OR CARLETTA WHITE
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is SUSAN BOWERS and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-14-19 I filed at the office of the GRAY County Clerk and caused to be posted at the GRAY County courthouse this notice of sale.



Declarant's Name: _____
Date: 1-14-19

EXHIBIT "A"

ALL OF LOT NO. SEVEN (7) IN BLOCK NO. TWENTY-FOUR (24) OF THE NORTH CREST SECTION IV, AN ADDITION TO THE CITY OF PAMPA, GRAY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 130 PAGE 370, DEED RECORDS, GRAY COUNTY, TEXAS.