

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

AT 3:00 O'CLOCK P M
NOV 15 2016
AMY FINCHER
County Clerk, County Court at Law,
Angelina County, Texas

THE STATE OF TEXAS
COUNTY OF ANGELINA

Deed of Trust Date:
JUNE 28, 2012

Property address:
161 WILLIS ROAD
LUFKIN, TX 75904

Grantor(s)/Mortgagor(s):
HOLLIS HARVEY JR AND JENNIFER HARVEY,
HUSBAND AND WIFE

LEGAL DESCRIPTION: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE J.D. Y BARBO SURVEY, ABSTRACT NO. 52, BEING ALL OF THAT CERTAIN 0.404 ACRES TRACT WHICH WAS CONVEYED FROM CHRISTOPHER M. SMITH, ET AL, TO LANCE J. HARVARD, ET AL, BY DEED DATED MARCH 29, 2010 AND RECORDED AS DOCUMENT NO. 00266658 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR WCS LENDING, LLC

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 12/06/2016

Property County: ANGELINA

Original Trustee: MALCOLM D. GIBSON

Recorded on: JUNE 29, 2012
As Clerk's File No.: 2012-00294107

Substitute Trustee: SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, KAREN LILLEY

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST. PIERRE, KAREN LILLEY, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday DECEMBER 6, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter. 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 be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND, November 10, 2016

MARINOSCI LAW GROUP, PC

By: [Signature]
KYLE HAUSMANN
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Jacqueline R. Garner, the undersigned officer, on this, the 10th day of November, 2016, personally appeared KYLE HAUSMANN, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10.21.2019
Jacqueline R. Garner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 16-11054

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

Exhibit A

All that certain tract or parcel of land lying and situated in Angelina County, Texas, within the J. D. Y'BARBO SURVEY, ABSTRACT NO. 52, being all of that certain 0.404 acre tract which was conveyed from Christopher M. Smith, et al, to Lance J. Havard, et al, by deed dated March 29, 2010 and recorded as Document No. 00266658 in the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at the Southwest corner of the above referred to 0.404 acre tract, same being the Northwest corner of that certain 0.850 acre tract which was conveyed from Rita Jo Willis to Kevin Earl Bradford by deed dated February 7, 2005 and recorded in Volume 2128, on Page 231 of the Deed Records of Angelina County, Texas, and located in the East boundary line of that certain 4.40 acre tract which was conveyed from Billy Dwain McGaughey to Darruth McGaughey by deed dated May 4, 1999 and recorded in Volume 1206, on Page 102 of the Deed Records of Angelina County, Texas, subsequently conveyed, on June 11, 2012, from Darruth McGaughey to Shelley Lynne Green by deed found of record as Document No. 00293427 (partial Exhibit A), a 1/2" iron rod found for corner (inside a 2" iron pipe) from which an angle iron found bears S 22° 42' 44" E 32.01 feet;

THENCE N 21° 57' 17" W with the West boundary line of the above referred to 0.404 acre tract, common with the East boundary line of said 4.40 acre tract, 127.98 feet to the Northwest corner of said 0.404 acre tract, same being the Southwest corner of that certain 0.570 acre tract which was conveyed from Howard Hulsman, et al, to Billy G. Tindall, et al, by deed dated November 25, 1997 and recorded in Volume 1130, on Page 412 of the Deed Records of Angelina County, Texas, a 2" iron pipe found for corner, at fence intersection, from which a 1/2" iron pipe found, at fence corner, bears N 21° 21' 54" W 182.95 feet;

THENCE N 65° 49' 05" E with the North boundary line of the above referred to 0.404 acre tract, common with the South boundary line of said 0.570 acre tract, 137.08 feet to their common corner, a 1/2" iron rod found for corner on the West side of Willis Road, from which a 1.5" iron pipe found bears S 07° 15' 50" E 0.31 feet and a 1/2" iron pipe found bears N 22° 10' 08" W 357.58 feet;

THENCE S 22° 11' 47" E along the West side of Willis Road, with the East boundary line of the above referred to 0.404 acre tract, 128.37 feet to the Southeast corner of said 0.404 acre tract, which is also the Northeast corner of the above mentioned 0.850 acre tract, a 1.5" iron pipe found for corner from which a fence corner bears N 77° 58' W 0.64 feet and a 1/2" iron rod found (inside a 2" iron pipe) bears S 21° 18' 03" E 249.45 feet;

THENCE S 65° 59' 27" W with the South boundary line of the above referred to 0.404 acre tract, common with the North boundary line of said 0.850 acre tract, 137.60 feet to the place of beginning containing 0.404 acre of land, more or less.

Basis of Bearings: The East boundary line of that certain 0.384 acre tract which was conveyed from Larry D. Mays, et ux, to Coby L. Wallace, et al, by deed dated July 18, 2003 and recorded in Volume 1806, on Page 144 of the Deed Records of Angelina County, Texas, which line was called S 21° 11' 16" E 209.03 feet.