

FILED
AT 2:40 O'CLOCK P M
DEC 02 2021

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By 

Our File No. 19-07334

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

THE STATE OF TEXAS
COUNTY OF ANGELINA

Deed of Trust Date:
August 31, 2017

Property address:
2604 WOODSTOCK DR
LUFKIN, TX 75904

Grantor(s)/Mortgagor(s):
JOHNNY L. CASTLEBERRY, MARRIED MAN

LEGAL DESCRIPTION: LOT NO. TWO (2), OF TRAILWOOD GARDEN HOMES ADDITION, A SUBDIVISION IN THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET C, SLIDE 187-B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JANUARY 4, 2022

Property County: ANGELINA

Original Trustee: SCOTT R. VALBY

Recorded on: September 6, 2017
As Clerk's File No.: 2017-00356625
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Sheryl La Mont, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Kathleen Adkins, Evan Press, Reid Ruple, Auction.com

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 La Mont, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Kathleen Adkins, Evan Press, Reid Ruple, Auction.com, 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, JANUARY 4, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 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 at the

Angelina County Courthouse Annex, 606 East Lufkin Avenue, Lufkin, TX 75901 as 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 30, 2021

~~MARINOSCI LAW GROUP, P.C.~~
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

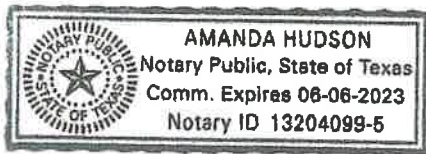
Before me, Amanda Hudson, the undersigned officer, on this, the 30th day of November 2021, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and 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: 6-6-2023
Amanda Hudson
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 19-07334

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

[Signature]
Posted by Sheryl La Mont, December 02, 2021

Angelina County
Amy Fincher
County Clerk
Lufkin, Texas 75901



70 2021 00411435

Instrument Number: 2021-00411435

As

Recorded On: August 31, 2021

RECORDINGS

Parties: PENNYMAC LOAN SERVICES LLC

Billable Pages: 4

To CASTLEBERRY ANGELA

Number of Pages: 5

Comment: FINAL JUDGMENT

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

RECORDINGS	38.00
Total Recording:	38.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2021-00411435

Receipt Number: 371544

Recorded Date/Time: August 31, 2021 01:11:11P

User / Station: T Wilson - Cashiering Workstation 2

Record and Return To:

JIM ROSSIEOO

1750 S LEAGUE CITY PKWY

LEAGUE CITY TX 77523



STATE OF TEXAS
COUNTY OF ANGELINA
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Angelina County, Texas.

Amy Fincher

Amy Fincher, County Clerk, Angelina County Texas

FILED

August 20, 2021 2:07 P.M.

Reba Squyres

Clerk of District Court

Angelina County, Texas

By: Murphy, Alicia

Deputy

IN THE DISTRICT COURT

CAUSE NO. CV-00672-19-11

PENNYMAC LOAN SERVICES, LLC §
PLAINTIFF §

V. §

ANGELA CASTLEBERRY, BRADLYN §
CASTLEBERRY, THE UNKNOWN §
HEIRS OF JOHNNY L CASTLEBERRY, §
2604 WOODSTOCK DR., LUFKIN, TX §
75904, *IN REM* §
DEFENDANTS §

OF ANGELINA COUNTY, TEXAS

217th JUDICIAL DISTRICT COURT

**FINAL JUDGMENT ON PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT
AGAINST ANGELA CASTLEBERRY, BRADLYN CASTLEBERRY, THE ESTATE OF
JOHNNY L CASTLEBERRY, AND THE UNKNOWN HEIRS OF JOHNNY L
CASTLEBERRY**

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After reviewing PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT AGAINST ANGELA CASTLEBERRY, BRADLYN CASTLEBERRY, THE ESTATE OF JOHNNY L. CASTLEBERRY, AND THE UNKNOWN HEIRS OF JOHNNY L CASTLEBERRY ("Motion"), the pleadings, the affidavits and the arguments of counsel, the Court finds:

PennyMac Loan Services, LLC ("Plaintiff"), its successors in interest or assigns, appeared through its attorney of record. Defendants, Angela Castleberry, Bradlyn Castleberry, and The Unknown Heirs of Johnny L. Castleberry were served by publication. The Publisher's Affidavit was on file with this Court for at least ten (10) days before this judgment. The Court-appointed Attorney Ad Litem, Carter Meyers, filed an Answer for Defendants. Defendants are not members of the United States Military; and the damages in Plaintiff's petition are liquidated

and proven by a written instrument. The Court determined it had jurisdiction over the subject matter and the parties in this proceeding.

Plaintiff is the current "noteholder", as the term is defined in Texas Property Code §51.001, of a Note and secured the real property ("Property") commonly known as 2604 Woodstock Dr., Lufkin, TX 75904. The legal description of the Property is:

LOT NO. TWO (2), OF TRAILWOOD GARDEN HOMES ADDITION, A SUBDIVISION IN THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET C, SLIDE 187-B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Defendants, Angela Castleberry and Bradlyn Castleberry, are the only known heirs-at-law of Johnny L. Castleberry ("Deceased Mortgagor") and was vested with Deceased Mortgagor's interest in the Property upon the death of Deceased Mortgagor.

Plaintiff will enforce its security interest pursuant to the Note and Tex. Prop. Code §51.002.

No personal liability is sought against the Defendants, Angela Castleberry and Bradlyn Castleberry as they are not obligated for the Loan Agreement debt.

IT IS THEREFORE ORDERED that Plaintiff, or its successors or assigns in interest, shall enforce the Note default by foreclosing the security interest encumbering the Property pursuant to the Security Instrument or Texas Property Code §51.002.

IT IS FURTHER ORDERED that this Final Judgment on Plaintiff's Motion for Summary Judgment serves as an Order of Foreclosure in accordance with Tex. R. Civ. Pro. 735.

IT IS FURTHER ORDERED that a copy of this Final Judgment shall be sent to Defendant(s) with the notice of the date, time and place of the foreclosure sale.

IT IS FURTHER ORDERED that Plaintiff may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that if Defendants are represented by counsel, the notice of foreclosure sale shall also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that Plaintiff shall file a certified copy of this Final Judgment in the real property records of the county where the Property is located within ten (10) business days after the entry of this Final Judgment; however, failure to timely record this Final Judgment shall not affect the validity of the foreclosure and defeat the presumption of Texas Constitution Article XVI, §50(i).

IT IS THEREFORE ORDERED that the Defendant(s) shall be divested of all rights, title, interest, and possession in and of the Property upon non-judicial foreclosure;

IT IS THEREFORE ORDERED that upon the non-judicial foreclosure sale ordered above is held, the purchaser of the property at the non-judicial foreclosure sale shall be vested and quieted with all rights, title, interest and possession in and of the Property;

IT IS THEREFORE ORDERED that if a person occupying the Property fails to surrender the possession of the premises after foreclosure, Plaintiff, or its successor in interest, shall be entitled to Writ of Possession issued in accordance with Tex. R. Civ. P. 310; and

IT IS FURTHER ORDERED that as part of the costs of court, and payable by Plaintiff, Carter Meyers, Attorney Ad Litem is hereby granted the sum of _____ (\$ 500.00 _____).

for professional services rendered, payable within thirty (30) days of the signing of this judgment, and that Carter Meyers is discharged as Ad Litem in this cause.

IT IS THEREFORE ORDERED all other costs of court are to be paid by the party by whom incurred;

IT IS THEREFORE ORDERED Plaintiff is entitled to all writs necessary to enforce this Judgment.

All relief requested by any party not expressly granted herein is hereby DENIED. This judgment is final, disposes of all claims and parties, and is appealable.

SIGNED this _____ day of _____, 2021.

Signed 8/20/2021 01:54 PM



JUDGE PRESIDING

SUBMITTED BY:

/s/ Sammy Hooda

Sammy Hooda

State Bar No. 24064032

Marinosci Law Group, P.C.

dba Marinosci & Baxter

14643 Dallas Parkway, Suite 750

Dallas, Texas 75254

Telephone: 972-331-2300

Facsimile: 972-331-5240

Email: shooda@mlg-defaultlaw.com

Attorney for Plaintiff