

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: February 04, 2020

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

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED 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 September 25, 2013 and recorded in Document CLERK'S FILE NO. 2013-00310290; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2017-00352824 real property records of ANGELINA County, Texas, with LEON D WILLIS AND WANDA L WILLIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEON D WILLIS AND WANDA L WILLIS, securing the payment of the indebtednesses in the original principal amount of \$236,568.00, 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 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

FILED
AT 3:16 O'CLOCK P.M.
DEC 17 2019
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas



1481 CARRELL ROAD
LUFKIN, TX 75901

0000008731416

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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-17-19 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 12-17-19

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE SANTIAGO ERIE SURVEY, ABSTRACT NO. 12 AND BEING ALL OF THAT CERTAIN 5.679 ACRE TRACT DESCRIBED IN A DEED FROM WALLING PLACE, L.C. TO VINCENT PALMISANO, ET UX DATED MAY 2, 1997 AND RECORDED IN VOLUME 1102 ON PAGE 398 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO -WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 5.679 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 12.616 ACRE TRACT DESCRIBED IN A DEED FROM WALLING PLACE, L.C. TO MIKE D. LOVELACE, ET UX DATED JUNE 6, 1996 AND RECORDED IN VOLUME 1060 ON PAGE 607 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER (APPROXIMATELY 0.8 FEET EAST OF A FENCE) IN THE WEST BOUNDARY LINE OF THAT CERTAIN 8.023 ACRE TRACT DESCRIBED IN A DEED FROM RODNEY MOORE HOMES, INC. TO HOLLIE MOORE DATED APRIL 8, 1994 AND RECORDED IN VOLUME 962 ON PAGE 164 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, SAID ROD WITNESSED BY A FENCE CORNER BEARING S59° W 38.2 FEET AND AN END OF FENCE BEARING S 15° W 3.5 FEET;

THENCE S 12 DEGREES 00' 48" W (CALLED S 12° 01' 19" W) WITH THE EAST BOUNDARY LINE OF THE SAID 5.679 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE SAID 8.023 ACRE TRACT, AT 306.36 FEET (CALLED 306.43 FEET) THE SOUTHEAST CORNER OF THE SAID 5.679 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 4.875 ACRE TRACT DESCRIBED IN A DEED FROM MARK A. CLAASSEN, ET A TO ROGER N. JORDAN ET UX DATED FEBRUARY 11, 2000 AND RECORDED IN VOLUME 1248 ON PAGE 320 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 3/8" ROD FOUND FOR CORNER (APPROXIMATELY 0.8 FEET EAST OF A FENCE), A SAID ROD WITNESSED BY A FENCE CORNER BEARING S 61° W 46.3 FEET;

THENCE S 60 DEGREES 39' 44" W (CALLED S 60° 39' 44" W) WITH THE SOUTH BOUNDARY LINE OF THE SAID 5.679 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 4.875 ACRE TRACT, AT 967.30 FEET PASS ON LINE A 1/2" ROD FOUND FOR REFERENCE IN THE EAST MARGIN OF COUNTY ROAD NO. 157, AT 992.61 FEET (CALLED 992.49 FEET) THE SOUTHWEST CORNER OF THE SAID 5.679 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 4.875 ACRE TRACT, A POINT FOR CORNER APPROXIMATELY 3 FEET WEST OF THE EXISTING CENTERLINE OF THE SAID COUNTY ROAD NO 157, SAID POINT BEING IN THE EAST BOUNDARY LINE OF THAT CERTAIN 20.021 ACRE TRACT DESCRIBED IN A DEED FROM MARIA SILLS TO KERMIT PAT GAMMILL, ET UX DATED DECEMBER 4, 2000 AND RECORDED IN VOLUME 1335 ON PAGE 216 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE N 20 DEGREES 20' 14" W (CALLED N 20° 20'17" W) WITH THE WEST BOUNDARY LINE OF THE SAID 5.679 ACRE TRACT, THE EAST BOUNDARY LINE OF THE SAID 20.021 ACRE TRACT, THE EAST BOUNDARY LINE OF THAT CERTAIN 6.227 ACRE TRACT DESCRIBED IN A DEED FROM WALLING PLACE, L.C. TO TOMMIE MAXIE, ET UX DATED JULY 23, 1999 AND RECORDED IN VOLUME 1223 ON PAGE 762 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, AND GENERALLY WITH THE CENTERLINE OF THE SAID COUNTY ROAD NO. 157 (CARRELL ROAD), AT 232.921 FEET (CALLED 232.87 FEET) THE NORTHWEST CORNER OF THE SAID 5.679 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 6.227 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE AFORESAID 12.616 ACRE TRACT, A POINT FOR CORNER (APPROXIMATELY 1 FEET EAST OF THE EXISTING CENTERLINE), SAID POINT WITNESSED BY A 1/2" PIPE FOUND FOR A REFERENCE CORNER OF THE SAID 6.227 ACRE TRACT BEARINGS 70° 09' 12" W 25.11 FEET;

THENCE N 60 DEGREES 39' 56" E (CALLED N 60° 39' 44" E) WITH THE NORTH BOUNDARY LINE OF THE SAID 5.679 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID 12.616 ACRE TRACT, AT 25.11 FEET PASS ON LINE A 1/2" ROD FOUND FOR REFERENCE IN THE EAST MARGIN OF THE SAID COUNTY ROAD NO. 157, AT 1158.58 FEET (CALLED 1158.55 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 5.680 ACRE OF LAND, MORE OR LESS, OF WHICH APPROXIMATELY 0.134 ACRE LIES WITHIN THE SAID COUNTY ROAD.