## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 075662-TX

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Date: December 4, 2018

County where Real Property is Located: Angelina

ORIGINAL MORTGAGOR:

JAY RUSSELL BURNS, A MARRIED MAN AND AMANDA BURNS.

SIGNING PRO FORMA TO PERFECT LIEN ONLY

ORIGINAL MORTGAGEE:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS

NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE

COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE:

PennyMac Loan Services, LLC

MORTGAGE SERVICER:

PennyMac Loan Services, LLC

DEED OF TRUST DATED 10/17/2014, RECORDING INFORMATION: Recorded on 10/20/2014, as Instrument No. 2014-00322231

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 1, BLOCK 4, OF THE INWOOD TERRACE SUBDIVISION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 88-B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/5/2019, the foreclosure sale will be conducted in Angelina County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

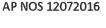
PennyMac Loan Services, LLC 3043 Townsgate Rd, Suite 200 Westlake Village, CA 91361

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 above referenced loan.

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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.

Sheryl La Mout 12-6-18

By: \_\_\_\_Substitute Trustee
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,
HARRIETT FLETCHER, ALLAN JOHNSTON, SHARON ST.
PIERRE, RONNIE HUBBARD, KAREN LILLEY, PAUL A.
HOEFKER, ROBERT L. NEGRIN

Return to: ALDRIDGE PITE, LLP 4375 JUTLAND DR., SUITE 200 P.O. BOX 17935 SAN DIEGO, CA 92177-0935 FAX #: 619-590-1385 866-931-0036