

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AT 11 O'CLOCK P M  
DEC 05 2018  
AMY FINCHER  
County Clerk, County Court at Law  
By Angelina County

Matter No.: 075662-TX

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.

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

  
12-6-18