

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 10, 2015 and recorded under Clerk's File No. 2015-00334901, in the real property records of ANGELINA County Texas, with Walter Ogden and Jennifer Ogden, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Walter Ogden and Jennifer Ogden, husband and wife securing payment of the indebtedness in the original principal amount of \$138,924.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Walter Ogden. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

0.600 ACRE OF LAND, MORE OR LESS, PART OF THE JOSE MORIN SURVEY AKA THE JOSE MORINE SURVEY, ABSTRACT NO. 31, BEING SITUATED IN ANGELINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

FILED
AT 2:40 O'CLOCK P.M.
DEC 28 2023

SALE INFORMATION

Date of Sale: 02/06/2024

Earliest Time Sale Will Begin: 1:00 PM

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

Location of Sale: The place of the sale shall be: ANGELINA County Courthouse, Texas at the following location: Angelina County Courthouse Annex 606 East Lufkin Ave., Lufkin, TX in the hall outside of the Commissioners' Courtroom adjacent to the atrium; or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on December 22, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name: Sheryl LaMont, December 28, 2023

C&M No. 44-23-3185

EXHIBIT "A"

0.600 ACRE OF LAND, MORE OR LESS, PART OF THE JOSE MORIN SURVEY AKA THE JOSE MORINE SURVEY, ABSTRACT NO. 31, BEING SITUATED IN ANGELINA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED.

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE JOSE MORINE SURVEY, ABSTRACT NO. 31 AND BEING ALL THAT CERTAIN 0.599 ACRE TRACT DESCRIBED IN A DEED FROM THE SERGIO ESTRADA ET AL TO DEUTSCHE BANK TRUST COMPANY AMERICAS DATED APRIL 6, 2015 AND RECORDED IN DOCUMENT NO. 2015-00327187 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY FOR ANY AND ALL PURPOSES AND SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 0.599 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 0.27 ACRE TRACT DESCRIBED AS TRACT II IN A DEED FROM ANITA JO DULANEY TO SHAWN OSCAR DULANEY DATED NOVEMBER 4, 1993 AND RECORDED IN VOLUME 945 ON PAGE 217 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, IN THE WEST MARGIN COURTNEY LANE (NOT KNOWN IF DEDICATED), A 1/2" ROD FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING N 01° W 4.4 FEET;

THENCE S 19° 01' 18" E (CALLED S 19° 00' 00" E) WITH THE EAST BOUNDARY LINE OF THE SAID 0.599 ACRE TRACT AND THE WEST MARGIN OF COURTNEY LANE, AT 205.16 FEET (CALLED 204.90 FEET) THE SOUTHEAST CORNER OF THE SAID 0.599 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 1.401 ACRE TRACT DESCRIBED IN A DEED FROM SERGIO ESTRADA ET AL TO ROBERTO ESTRADA DATED NOVEMBER 27, 2012 AND RECORDED IN DOCUMENT NO. 2012-00299418 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER;

THENCE S 60° 41' 43" W (CALLED S 60° 41' 15" W) WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.599 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 1.401 ACRE TRACT, AT 124.59 FEET (CALLED 124.56 FEET) THE SOUTHWEST CORNER OF THE SAID 0.599 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 0.54 ACRE TRACT DESCRIBED IN A DEED FROM DAWN ANN THOMPSON CUMMINGS TO TIMOTHY GLENN CUMMINGS DATED JUNE 10, 2008 AND RECORDED IN DOCUMENT NO. 2008-00244730 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1" PIPE FOUND FOR CORNER WITNESSED BY A POWER POLE BEARING S 88° E 22.0 FEET;

THENCE N 17° 41' 15" W (CALLED N 17° 41' 15" W) WITH THE WEST BOUNDARY LINE OF THE SAID 0.599 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID 0.54 ACRE TRACT, AT 231.15 FEET (CALLED 231.07 FEET) THE NORTHWEST CORNER OF THE SAID 0.599 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 0.54 ACRE TRACT, THE SOUTHWEST CORNER OF THE SAID 0.27 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT I IN A DEED