

FILED
AT 4:12 O'CLOCK PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAY 01 2025

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

**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.**

Matter No.: 133432-TX

Date: April 30, 2025

County where Real Property is Located: Angelina

ORIGINAL MORTGAGOR: TYRONE WILLIAMS AND ELDA WILLIAMS, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS
SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/8/2008, RECORDING INFORMATION: Recorded on 8/20/2009, as Instrument No. 2009-00259548 and later modified by a loan modification agreement recorded as Instrument 2022-416201 on 01/04/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 34, BLOCK 8, ENGLEWOOD TERRANCE, A SUBDIVISION IN THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT WHICH IS OF RECORD IN CABINET A, SLIDE 101-A & B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

MORE ACCURATELY DESCRIBED AS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 34, BLOCK 8, ENGLEWOOD TERRANCE, A SUBDIVISION IN THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT WHICH IS OF RECORD IN CABINET A, SLIDE 101-A & B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/1/2025**, 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.



Matter No.: 133432-TX

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.

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, SHARON ST. PIERRE, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KEVIN KEY, JAY JACOBS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, HARRIETT FLETCHER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

COUNTY OF Angelina

§
§
§

Pursuant to the applicable provisions of Texas law, I, SHERYL LAMONT, SHARON ST. PIERRE, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KEVIN KEY, JAY JACOBS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, HARRIETT FLETCHER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON on May 1, 2025, on behalf of and at the specific instruction and request of PennyMac Loan Services, LLC did file a Notice of Trustees Sale with the County Clerk of Angelina County, Texas and did post a like Notice at the door of the Courthouse of Angelina County, Texas. The land described in the Notice of Trustee's Sale is located in Angelina County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: May 1, 2025.

Sharon St. Pierre

SHERYL LAMONT, SHARON ST. PIERRE, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KEVIN KEY, JAY JACOBS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, HARRIETT FLETCHER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta, Mike Hayward, Harriett Fletcher, Casper Rankin, Laurel Handley, Hollis Hamilton who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 1 day of May, 2025.

Gerardo Toledo
Notary Public in and for the State of Texas

My commission expires: 06-17-2026

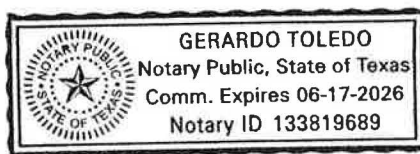


Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 34, BLOCK 8, ENGLEWOOD TERRACE, A SUBDIVISION IN THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 101-A & B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS.

Return to:

ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 133432-TX