

FILED
AT 2:30 O'CLOCK P.M.
JUN 26 2025
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
60

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.: 133266-TX

Date: June 24, 2025

County where Real Property is Located: Angelina

ORIGINAL MORTGAGOR: MICHAEL TODD TANNER, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR FIRST CHOICE LOAN SERVICES
INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 6/28/2018, RECORDING INFORMATION: Recorded on 6/29/2018, as Instrument No. 2018-00368397 and later modified by a loan modification agreement recorded as Instrument 2020-394342 on 06/04/2020

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE R.R. TURNER SURVEY, ABSTRACT NO. 718 AND BEING ALL OF THAT CERTAIN 1.280 ACRE TRACT DESCRIBED IN A DEED FROM NATIONSTAR MORTGAGE, LLC TO KERRIS LARABEE ET AL DATED JULY 18, 2016 AND RECORDED IN DOCUMENT NO. 2016-00342367 OF THE DEED 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 IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/5/2025**, 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.

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, HARRIETT FLETCHER, SHARON ST. PIERRE, 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


Posted by Sheryl LaMont, 6/26/2025

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the R.R. TURNER SURVEY, ABSTRACT NO. 718 and being all of that certain 1.280 acre tract described in a deed from Nationstar Mortgage, LLC to Kerris Larabee et al dated July 18, 2016 and recorded in Document No. 2016-00342367 of the Deed 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 Southwest corner of the aforesaid referred to 1.280 acre tract in the approximate centerline of Ponderosa Drive, a point for corner;

THENCE N 14° 00' 34" E with the West boundary line of the said 1.280 acre tract and with the approximate centerline of the said Ponderosa Drive, at 225.66 feet the Northwest corner of the said 1.280 acre tract and the Northernmost Southwest corner of that certain 1.101 acre tract described in a deed from Charles David Segrest to Charles William Donahoe, Jr. et ux dated May 9, 1986 and recorded in Volume 634 on Page 497 of the Deed Records of Angelina County, Texas, a point for corner;

THENCE S 79° 48' 41" E with the North boundary line of the said 1.280 acre tract and the Northernmost South boundary line of the said 1.101 acre tract, at 25.25 feet pass on line a ½" pipe found for reference in the East margin of Ponderosa Drive, at 239.02 feet the Northeast corner of the said 1.280 acre tract and the Northwest corner of that certain 0.052 acre tract described in a deed from Charles David Segrest to Charles William Donahoe, Jr. et ux dated August 24, 1998 and recorded in Volume 1176 on Page 843 of the Deed Records of Angelina County, Texas, a ½" pipe found for corner;

THENCE S 10° 13' 27" W with the East boundary line of the said 1.280 acre tract and the West boundary line of the said 0.052 acre tract, at 227.13 feet the Southeast corner of the said 1.280 acre tract and the Southwest corner of the said 0.052 acre tract, a ½" pipe found for corner;

THENCE N 79° 21' 58" W with the South boundary line of the said 1.280 acre tract, at 228.90 feet pass on line a ½" pipe found for reference, at 253.92 feet the point and place of beginning and containing 1.28 acres of land, more or less, of which approximately 0.130 acre lies within Ponderosa Drive.

Accepted for Filing in:
Angelina County
On: Jun 29, 2018 at 03:55P