

FILED  
AT 12:37 O'CLOCK P M

JUL 31 2025

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

## **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.: 137642-TX

Date: July 29, 2025

County where Real Property is Located: Angelina

ORIGINAL MORTGAGOR: WILLIAM M. WHITCRAFT, A MARRIED MAN AND SPOUSE, ERICA LYNN WHITCRAFT, SIGNING PRO FORMA TO PERFECT THE LIEN.

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/14/2020, RECORDING INFORMATION: Recorded on 9/14/2020, as Instrument No. 2020-00398342

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **TRACT ONE: FEE TRACT BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/2/2025**, 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, ALDRIDGE PITE, LLP, CASPER J. RANKIN, LAUREL I. HANDLEY, HOLLIS R. 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, July 31, 2025.

**EXHIBIT "A"**

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**TRACT ONE: FEE TRACT**

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the E. JONES SURVEY, ABSTRACT NO. 380, and being all of that certain 0.582 acre tract described in a deed dated June 23, 2014 from Steven Brasher, et ux to Torrey Hendrix and recorded in Instrument No. 2014-00318306 of the Official Public Records of Angelina County, Texas, same being Tract No. 14 of CREEKWOOD SUBDIVISION (an unrecorded subdivision), 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 a mag nail found for the Southeast corner of the aforesaid referred to 0.582 acre tract, the Northeast corner of that certain 0.582 acre tract described in Exhibit "A" in a deed dated March 14, 2014 from Frances E. Collins, LLC to Johnathon Paul Collins, et ux and recorded in Instrument No. 2017-00357621 of the said Official Public Records, the Northwest corner of that certain 0.582 acre tract described as Tract One in a deed dated July 28, 2020 from Gabe Morris, et al to Bradley Joseph Ballard, et ux and recorded in Instrument No. 2020-00396213 of the said Official Public Records, and the Southwest corner of that certain 0.582 acre tract described as Tract One in a deed dated August 31, 2015 from Cody Wayne Moree, et al to Clint E. Massey, et al and recorded in Instrument No. 2015-00331853 of the said Official Public Records, on the approximate centerline of Creekwood Drive;

THENCE N 87° 00' 27" W (called N 87° 01' 10" W), along the common boundary line of the said 0.582 acre tract (2014-00318306) and the said 0.582 acre tract (2017-00357621), at 186.51 feet (called 186.29 feet) a 1/2" iron rod found for the West common corner of the said 0.582 acre tract (2014-00318306) and the said 0.582 acre tract (2017-00357621), on the East boundary line of that certain 10.00 acre tract described in a deed dated July 21, 2005 from Suzanne Darline Brown to Archie Garry Brown, II and recorded in Volume 2224 on Page 300 of the Real Property Records, from which a fence corner bears S 41° 56' E 0.3 feet;

THENCE N 03° 01' 10" E (called N 02° 58' 50" E), along the West boundary line of the said 0.582 acre tract (2014-00318306) and along the East boundary line of the said 10.00 acre tract, at 135.95 feet (called 136.00 feet) a 1/2" iron rod found for the West common corner of the said 0.582 acre tract (2014-00318306) and that certain 0.582 acre tract described as Tract No. One in a deed dated April 16, 2013 from Paul A. Clark to Justin R. Guynes, et ux and recorded in Instrument No. 2013-00304472 of the said Official Public Records, from which a fence corner bears N 31° 05' E 1.0 feet;

THENCE S 87° 01' 26" E (called S 87° 01' 10" E), along the common boundary line of the said 0.582 acre tract (2014-00318306) and the said 0.582 acre tract (2013-00304472), at 161.61 feet pass on line a 1/2" iron rod found for reference, at a total distance of 186.57 feet (called 186.29 feet) a 60d nail found for the Northeast corner of the said 0.582 acre tract (2014-00318306), the Southeast corner of the said 0.582 acre tract (2013-00304472), the Southwest corner of that certain 0.582 acre tract described in a deed dated June 8, 2012 from Joe Donald Mitchell, Jr., et al to Kyle Bradley Willis, et al and recorded in Instrument No. 2012-00293361 of the said Official Public Records, and the Northwest corner of the said 0.582 acre tract (2015-00331853), on the approximate centerline of the said Creekwood Drive;

THENCE S 03° 02' 36" W (called S 02° 58' 50" W), along the common boundary line of the said 0.582 acre tract (2014-00318306) and the said 0.582 acre tract (2015-00331853) and along the approximate centerline of the said Creekwood Drive, at 136.00 feet (called 136.00 feet) the POINT AND PLACE OF BEGINNING and containing 0.582 acres of land, more or less, of which approximately 0.078 of an acre lies within the said Creekwood Drive.

**NOTE: A 25.00 foot wide Road Easement is retained along the East Boundary line of the above tract and a 10.00 foot wide Utility Easement is retained along the West Right-of-way line of the said Road Easement.**



EXHIBIT "A"

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TRACT TWO: NON-EXCLUSIVE ACCESS ROAD EASEMENT

**ROAD EASEMENT ONLY:**

**Non-exclusive Road Easement:**

**Dominant Estate Property (including any improvements):** See Exhibit "A" attached hereto and incorporated herein as though the same were copied verbatim herein.

**Easement Property:** A Fifty (50') foot wide road easement situated and located as follows, to-wit:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the ENOCH JONES SURVEY, ABSTRACT NO. 380 and being a part or portion of that certain 15.00 acre tract of land described in a Deed from Pat Hayes and Doris Clegg Hayes to John P. Collins and Frances Collins, dated December 11, 1997 and recorded in Volume 1131, on Page 169 of the Real Property Records of Angelina County, Texas to which reference is hereby made and the said part or portion being described by metes and bounds as follows, to-wit: Commencing at the Northwest corner of the aforesaid referred to 15.00 acre tract, same being the Northeast corner of that certain 10.00 acre tract of land described in a Deed to David T. Greenly and Joan M. Greenly, dated December 15, 1997, and recorded in Volume 1131, on Page 654 of the Real Property Records of Angelina County, Texas, a 60d nail found for corner in the center of Hudnall Road, (County Road No. 291):

THENCE Two (2) lines with the North Boundary line of the said 15.00 acre tract and with the center of the aforesaid Hudnall Road as follows:

S 82° 09' 43" E, at 99.26 feet, a point for corner;

S 80° 37' 04" E, at 62.77 feet, THE POINT AND PLACE OF BEGINNING, a point for corner;

THENCE S 80° 37' 04" E, continuing with the North Boundary line of the said 15.00 acre tract and continuing with the center of the said Hudnall Road, at 50.31 feet, a point for corner;

THENCE S 02° 58' 50" W, at 24.00 feet, pass on line a 1/2 iron rod set for reference corner, at 1368.43 feet, the beginning of a 114.5916° curve to the right, a 1/2" iron rod set for corner;

THENCE with the said 114.5916° curve to the right, (Long chord brg. and distance - N 87° 01' 10" W 50.00 feet), at 261.80 feet, end said curve, a 1/2" iron rod set for corner;

THENCE N 02° 58' 50" E, at 1374.04 feet, the point and place of beginning and said road easement property containing 1.75 acres of land, more or less.

**Easement Purpose:** To provide free and uninterrupted pedestrian and vehicular ingress and egress to and from the Dominant Estate Property, and portions thereof, to and from Angelina County Road No. 291, also known as and

being the one and same road called Hudnall Road in Angelina County, Texas.