

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 073836-TX

Date: October 9, 2018

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: KELLY D GRIFFIN AND AMBER L GRIFFIN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS  
NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA  
VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/22/2014, RECORDING INFORMATION: Recorded on 5/23/2014, as Instrument No. 115758-2014

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF LOT 16, BLOCK A AS SHOWN BY PLAT OF EASTFIELD ESTATES RECORDED IN ENVELOPE NO. 226B OF THE LAMAR COUNTY PLAT RECORDS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/4/2018**, the foreclosure sale will be conducted in **Lamar** 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.

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 11<sup>th</sup> DAY OF Oct. 2018

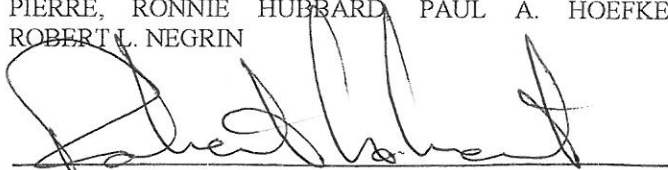


Matter No.: 073836-TX

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  
ROBERT LAMONT, HARRIETT FLETCHER, SHERYL  
LAMONT, DAVID SIMS, ALLAN JOHNSTON, SHARON ST.  
PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER,  
ROBERT L. NEGRIN



Robert Lamont 10-11-18

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

## EXHIBIT "A"

Being all that certain tract of land situated in the City of Paris, Lamar County, Texas, a part of Lot 16, Block A as shown by plat of Eastfield Estates recorded in Envelope No. 226B of the Lamar County Plat Records also being the same lot conveyed to Harlene Terry Mercy by deed recorded as Lamar County Document No. 094299-2012 and being further described as follows:

Beginning at an iron pipe found for corner, the southwest corner of said Lot 16;

Thence North  $0^{\circ}08'31''$  East with the West Line of Lot 16 and the East Line of Lot 15, Block A of said addition a distance of 115.0 feet to an iron pin set for corner (capped Chaney 4057);

Thence South  $89^{\circ}59'59''$  East with the North Line of said Lot 16 and the South Line of a tract conveyed to Bill and Betty Larue by deed recorded in Volume 1224, Page 104 of the Lamar County Real Property Records a distance of 102.00 feet to an iron pin set for corner (capped Chaney 4057); the Northeast corner of said Mercy tract;

Thence South  $0^{\circ}02'30''$  West with the East Line of said Terry tract and the West Line of a tract conveyed to Linda Christian by deed recorded in Volume 681, Page 275 of the Lamar County Real Property Records a distance of 115.00 feet to an iron pin found for corner in the North Line of Ridgeview Road, the Southeast corner of said Terry tract;

Thence West with said North Line (basis of bearing per plat in Envelope 226B L.C.P.R.) a distance of 102.20 feet to the place of beginning and containing 0.270 acres of land.