

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 056158-TX

Date: May 2, 2017

County where Real Property is Located: Fayette

ORIGINAL MORTGAGOR: MICHAEL DWAYNE CRISLER, JOINED HEREIN PRO FORMA BY HIS SPOUSE, MICHELLE CRISLER

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 6/16/2010, RECORDING INFORMATION: Recorded on 6/16/2010, as Instrument No. 10-3215, in Book 1524, Page 444,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 4.57 ACRE TRACT OF LAND SITUATED IN THE THOMAS ALLEY 1,107 ACRE SURVEY, ABSTRACT NO. 1, FAYETTE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES W. LEACH AND WIFE, HELEN LEACH, AS RECORDED IN VOLUME 730, PAGE 549, DEED RECORDS OF FAYETTE COUNTY, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/6/2017, the foreclosure sale will be conducted in Fayette 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 10:00 AM, 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.

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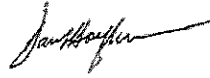
AP NOS 12072016

FILED
8:00 AM
MAY 05 2017

Julie Karstedt KS
JULIE KARSTEDT
CO. CLERK, FAYETTE CO TEXAS

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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
AARTI PATEL, MARYNA DANIELIAN, PATRICIA
SANDERS, FREDERICK BRITTON, JACK BURNS II,
KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA
THOMAS, LOUISE GRAHAM, DONALD GRAHAM,
MEGAN L. RANDLE-BENDER, JILL NICHOLS, EBBIE
MURPHY, PAUL A. HOEFKER, ROBERT L. NEGRIN

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 a 4.57 acre tract of land situated in the Thomas Alley 1,107 acre Survey, Abstract No. 1, Fayette County, Texas, being a portion of that certain tract of land described in deed to James W. Leach and wife, Helen Leach, as recorded in Volume 730, Page 549, Deed Records of Fayette County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the east corner of said Leach tract and the north corner of that certain tract of land described in deed as Tract 3 to Richard G. Cernosek and Timothy L. Larson, as recorded in Volume 1161, Page 768, said Deed Records, said iron rod being on the southwest line of Union Pacific Railroad right-of-way;

THENCE South 17° 30' 00" West (bearing base from aforesaid deed 730/549), passing a found 1/2-inch iron rod at a distance of 725.61 feet and continuing a total distance of 766.94 feet along the common line of said Leach tract and said Tract 3 to the south corner of said Leach tract and the west corner of said Tract 3, being in West Point Loop West;

THENCE North 72° 00' 00" West, a distance of 146.51 feet along said West Point Loop West to a point from which a found 3/4-inch iron rod bears South 38° 37' 46" East, a distance of 1.94 feet, said point being the southwest corner of said Leach tract;

THENCE North, passing a found 1/2-inch iron rod at a distance of 39.13 feet and continuing a total distance of 314.11 feet along the west line of said Leach tract to a found 1/2-inch iron rod at the southwest corner of that certain tract of land described in deed to Charlie R. Supak and wife, Joan Marie Supak, as recorded in Volume 1300, Page 151, aforesaid Deed Records;

THENCE North 18° 33' 11" East, a distance of 187.43 feet along the southeast line of said Supak tract to the east corner of said tract;

THENCE North 61° 57' 08" West, a distance of 12.67 feet along the northeast line of said Supak tract to a found 1/2-inch iron rod;

THENCE North 56° 45' 59" West, a distance of 57.93 feet along said northeast line to a found 1/2-inch iron rod at the northwest corner of said Supak tract, said iron rod being on the aforesaid west line of Leach tract;

THENCE North, a distance of 276.87 feet along said west line to a point from which a found 1/2-inch iron pipe bears South 20° 14' 44" West, a distance of 1.86 feet, said point being the northwest corner of said Leach tract and on the aforesaid southwest line of Union Pacific Railroad right-of-way;

THENCE South 72° 00' 00" East, a distance of 389.00 feet along the common line of said Leach tract and Union Pacific Railroad right-of-way to the POINT OF BEGINNING and containing 198,958 square feet or 4.57 acres of land.