

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 046456-TX

Date: November 29, 2016

County where Real Property is Located: Young

ORIGINAL MORTGAGOR: CHASE K MEYERS AND ROBIN B MEYERS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/3/2014, RECORDING INFORMATION: Recorded on 9/4/2014, as Instrument No. 2725, in Book 1175, Page 106,

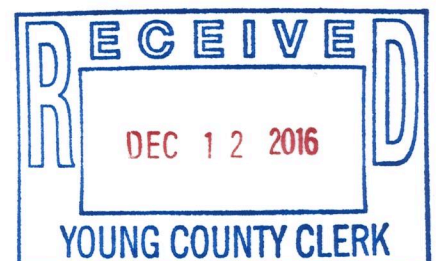
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A TRACT OF LAND IN YOUNG COUNTY, TEXAS CONTAINING 32.33 ACRES BEING WITHIN THE T. E. & L. COMPANY SURVEY NO. 637, ABSTRACT NO. 795 AND BEING THAT SAME TRACT DESCRIBED IN A CASH WARRANTY DEED FROM T.C. GRAHAM TO PRENTICE WIDLAKE AND WIFE, RHONDA WIDLAKE RECORDED IN VOLUME 863, PAGE 708 OF THE OFFICIAL PUBLIC RECORDS OF YOUNG COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/3/2017, the foreclosure sale will be conducted in Young County in the area of the courthouse 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.



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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  
BRENDA WIGGS OR DENISE BOERNER OR DONNA  
STOCKMAN OR DAVID STOCKMAN OR GUY WIGGS OR  
TIM LEWIS OR LORI MCCARTY OR TERRY BROWDER  
OR LAURA BROWDER OR MARSHA MONROE OR PAUL  
A. HOEFKER

**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 – LEGAL DESCRIPTION

A tract of land in Young County, Texas containing 32.33 acres being within the T. E. & L. Company Survey No. 637, Abstract No. 795 and being that same tract described in a Cash Warranty Deed from T. C. Graham to Prentice Widlake and wife, Rhonda Widlake recorded in Volume 863, Page 708 of the Official Public Records of Young County, Texas, said 32.33 acre tract being more particularly described as follows:

BEGINNING at the unmarked northwest corner of a called 33-1/3 acre tract described in a Cash Warranty Deed from T. C. Graham to Prentice Widlake and wife, Rhonda Widlake recorded in Volume 863, Page 708 of the Official Public Records of Young County, Texas from which the northwest corner of the T. E. & L. Company Survey No. 637, Abstract No. 795 bears North 00 degrees 00 minutes 48 seconds East for a distance of 1221.83 feet and from which a 1/2 inch capped iron rod set for reference bears North 89 degrees 35 minutes 41 seconds East for a distance of 43.80 feet;

THENCE with the north line of said 33-1/3 acre tract, North 89 degrees 35 minutes 41 seconds East for a distance of 3755.62 feet to a 1/2 inch capped iron rod set at the northeast corner of said 33-1/3 acre tract in the east line of the T. E. & L. Company Survey No. 637;

THENCE with the east line of said T. E. & L. Company Survey No. 637, South 00 degrees 05 minutes 08 seconds West for a distance of 393.31 feet to a 1/2 inch capped iron rod found at the southeast corner of this tract and the northeast corner of a called 33.63 acre tract described in a General Warranty Deed with Vendor's Lien from Audrey Albert and Paul Koopmans to Otis Anderson and wife, Linda Anderson recorded in Volume 1025, Page 420 of the Official Public Records of Young County, Texas;

THENCE with the south line of this tract and also with the north line of said 33.63 acre tract, South 89 degrees 41 minutes 25 seconds West for a distance of 3348.15 feet to a 1/2 inch capped iron rod set at the southeast corner of a called 140' x 400' tract described in a Warranty Deed with Vendor's Lien from Monroe Robertson and wife, Geraldine Robertson to David Lee Schafianski and wife, Davy Sue Schafianski recorded in Volume 818, Page 738 of the Deed Records of Young County, Texas;

THENCE with the east line of said Schafianski tract, North 00 degrees 00 minutes 48 seconds East for a distance of 140.00 feet to a 1/2 inch capped iron rod set at the northeast corner of said Schafianski tract; THENCE with the north line of said Schafianski tract, South 89 degrees 41 minutes 25 seconds West for a distance of 406.94 feet to an unmarked corner in the west line of said T. E. & L. Company Survey No. 637 from which a 1/2 inch capped iron rod set for reference bears North 89 degrees 41 minutes 25 seconds East for a distance of 45.25 feet;

THENCE with the west line of said T. E. & L. Company Survey No. 637, North 00 degrees 00 minutes 48 seconds East for a distance of 247.04 feet to the POINT OF BEGINNING.