

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
LAMAR COUNTY, TEXAS

17 MAR 16 PM 1:04

RUTH J. SON
COUNTY CLERK

BY ... DEPUTY

Matter No.: 047726-TX

Date: March 16, 2017

County where Real Property is Located: Lamar

ORIGINAL MORTGAGOR: JOSHUA BRIAN VORRON SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY 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 3/21/2014, RECORDING INFORMATION: Recorded on 3/24/2014, as Instrument No. 114061-2014,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/2/2017**, 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.



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

Return to:
ALDRIDGE PITE, LLP
4375 JULIAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE JOSEPH LEACH SURVEY #524, AND BEING LOT 8, BLOCK "A", AS SHOWN IN THE REPLAT OF LOTS 3-8, BLOCK "A" OF HYDE PARK ADDITION #1 AS RECORDED IN ENVELOPE 197-A, PLAT RECORDS OF SAID COUNTY AND STATE, SAID LOTS 3-8, ORIGINALLY BEING SHOWN IN A FINAL PLAT OF HYDE PARK ADDITION #1 AS RECORDED IN ENVELOPE 166-D, OF SAID PLAT RECORDS.

BEGINNING AT A HOLE (S) DRILLED IN A CONCRETE DRIVE IN THE EAST BOUNDARY LINE OF 33RD S.E. AT THE NORTHWEST CORNER OF SAID LOT 8 AND AT THE SOUTHWEST CORNER OF SAID LOT 7, SAID CORNER BEING SOUTH 0°28'10" EAST A DISTANCE OF 531.00 FEET FROM THE INTERSECTION OF THE EAST BOUNDARY LINE OF SAID 33RD S.E. WITH THE SOUTH BOUNDARY LINE OF HYDE ST.

THENCE NORTH 89°28'43" EAST A DISTANCE OF 129.88 FEET TO A 1/2" CAPPED (JMN-4025) IRON PIN (S) FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 8 AND AT THE SOUTHEAST CORNER OF SAID LOT 7, SAID CORNER BEING IN THE EAST BOUNDARY LINE OF LOT 14, BLOCK "A", OF HYDE PARK ADDITION #2, SAID ADDITION BEING RECORDED IN ENVELOPE 176-A, OF SAID PLAT RECORDS;

THENCE SOUTH 0°28'08" EAST A DISTANCE OF 77.00 FEET TO A 1/2" CAPPED (JMN-4025) IRON PIN (S) FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 8 AND AT THE NORTHEAST CORNER OF LOT 9, BLOCK "A", OF SAID HYDE PARK ADDITION AS RECORDED IN ENVELOPE 166-D OF SAID PLAT RECORDS, SAID CORNER BEING IN THE WEST BOUNDARY LINE OF LOT 13, BLOCK "A", OF SAID HYDE PARK ADDITION #2;

THENCE SOUTH 89°28'43" WEST A DISTANCE OF 129.87 FEET TO A 1/2" CAPPED (JMN-4025) IRON PIN (S) FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 8 AND AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 0°28'10" WEST ALONG THE EAST BOUNDARY LINE OF SAID 33RD S.E. A DISTANCE OF 77.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,000.4 SQUARE FEET OF LAND.