

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: June 07, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTHEAST CORNER OF THE LEE COUNTY COURTHOUSE 200 S. MAIN, GIDDINGS, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 03, 2019 and recorded in Document VOLUME 1251, PAGE 0092 real property records of LEE County, Texas, with JUDY LYNN MAC, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUDY LYNN MAC, securing the payment of the indebtednesses in the original principal amount of \$198,989.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

FILED AND RECORDED

MAY 05 2022




Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN LATHAM, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the LEE County Clerk and caused to be posted at the LEE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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LEE



FIELD NOTES OF A 1.03 ACRE TRACT OF LAND, MORE OR LESS, BEING THAT SAME CALLED 1.033 ACRE TRACT CONVEYED FROM DEREK MORSE, ET AL, TO STEPHEN DAN MORSE, ET UX, BY DEED RECORDED IN VOLUME 1127, PAGE 1103 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS;

SAID 1.03 ACRE TRACT, WHICH IS COMPRISED OF A PORTION OF THE JOHN F. BEASLEY SURVEY, ABSTRACT 9, IS SITUATED IN LEE COUNTY, APPROXIMATELY 6 MILES EAST OF THE TOWN OF LEXINGTON AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERN RIGHT-OF-WAY LINE OF F.M. HIGHWAY 696 AND AT THE NORTHERLY WEST CORNER OF A CALLED 16.75 ACRE TRACT CONVEYED TO MICHAEL AND LOLA WIEDERHOLD BY DEED RECORDED IN VOLUME 1062, PAGE 530 OF SAID REAL PROPERTY RECORDS, FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 21 DEGREES 41' 56" E ALONG THE NORTHEAST LINE OF THIS TRACT AND THE NORTHERLY SOUTHWEST LINE OF SAID CALLED 16.75 ACRE TRACT, AT 18.41 FT. PASS 1/2" IRON PIPE FOUND ON LINE, IN ALL A DISTANCE OF 226.75 FT. TO A 3" POST FOUND AT AN INTERIOR CORNER OF SAID CALLED 16.75 ACRE TRACT, FOR THE EAST CORNER OF THIS TRACT;

THENCE S 66 DEGREES 14' 44" W ALONG THE SOUTHEAST LINE OF THIS TRACT AND THE SOUTHERLY NORTHWEST LINE OF SAID CALLED 16.75 ACRE TRACT, A DISTANCE OF 207.66 FT. TO A FENCE CORNER POST AT THE SOUTHERLY WEST CORNER OF SAID CALLED 16.75 ACRE TRACT, FOR THE SOUTH CORNER OF THIS TRACT, SAME BEING ALSO A POINT IN THE NORTHEAST LINE OF A CALLED 16.182 ACRE TRACT CONVEYED TO MELVIN AUBY WALLACE BY DEED RECORDED IN VOLUME 891, PAGE 870 OF SAID REAL PROPERTY RECORDS;

THENCE N 21 DEGREES 54' 52" W ALONG THE SOUTHWEST LINE AND THE NORTHEAST LINE OF SAID CALLED 16.182 ACRE TRACT, A DISTANCE OF 208.13 FT. TO A POINT IN THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 696 AND AT THE NORTH CORNER OF SAID CALLED 16.182 ACRE TRACT, FOR THE WEST CORNER OF THIS TRACT, WHENCE FOUND 1/2" IRON PIPE BEARS N 21 DEGREES 54' 52" W, A DISTANCE OF 0.54 FT.;

THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE NORTHWEST LINE OF THIS TRACT, THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 696 AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 3875.88 FT., A CHORD BEARING OF N 61 DEGREES 10' 03" E AND A CHORD LENGTH OF 209.93 FT., AN ARC DISTANCE OF 209.96 FT. TO THE BEGINNING POINT, CONTAINING 1.03 ACRES, MORE OR LESS.