

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 077172-TX

Date: January 8, 2019

County where Real Property is Located: Jones

ORIGINAL MORTGAGOR: NATHANIAL B. KNIGHT, A MARRIED MAN JOINED HEREIN BY JO ANN KNIGHT

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/19/2010, RECORDING INFORMATION: Recorded on 1/19/2010, as Instrument No. 100134 in Book 312 Page 178

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): 1.99 ACRES OF LAND BEING PART OF LOTS 3 AND 9, ALL OF LOTS 4, 5, 6, 10, 11, AND 12, AND A PORTION OF AVENUE I AND 8TH STREETS, BLOCK 20, ORIGINAL TOWN OF HAWLEY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/5/2019**, the foreclosure sale will be conducted in **Jones** 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.

POSTED NOTICE

DATE 1/10/19 TIME 10:53 AM

Debra Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Whitney Ortega



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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

TERRY BROWDER, LAURA BROWDER, MARSHA
MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS,
FREDERICK BRITTON, DOUGLAS WOODARD, KRISTIE
ALVAREZ, PAUL A. HOFKER, 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"

1.99 acres of land being part of Lots 3 and 9, all of Lots 4, 5, 6, 10, 11, and 12, and a portion of Avenue I and 8th Streets, Block 20, Original Town of Hawley, Texas, as described in deed recorded in Volume 726 Page 95, Deed Records, Jones County, Texas.

BEGINNING at a 1/2" iron pin set in the south line of Avenue I and being the northwest corner of Block 33 for the southwest corner of this tract;

THENCE N 23°59'50"W with the east line of 7th Street passing the Southwest corner of Block 20 at 80.00' and continuing a total of 255.00' to a 3/8" iron pin found for the northwest corner of Volume 726 Page 95 and the northwest corner of tract;

THENCE N 66°00'00"E passing the east line of Lot 3 at 140.00', the west line of Lot 9 at 160.00', the east line of Lot 9 at 300.00' and continuing a total of 340.00' to a 1/2" iron pin set in the center line of 8th Street for the northeast corner of this tract;

THENCE S 23°59'50"E with the center line of 8th Street 255.00' to a 1/2" iron pin set in the south line of Avenue I for the southeast corner of this tract;

THENCE S 66°00'00"W passing the northeast corner of Block 33 at 40.00' and continuing a total of 340.00' to the place of beginning and containing 1.99 acres of land. (See attached Plat J-327B, bearings based on the called direction of the south line of Volume 726 page 95, Deed Records, Jones County, Texas.)

COMPARED
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No. **100134**
FILED FOR RECORD
AT 4 O'CLOCK P M
ON THE 19 DAY OF
Jan. A.D. 2010

STATE OF TEXAS
COUNTY OF JONES
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon by
me and was duly RECORDED in the Volume
and Page of the Official Public Records of
Jones County, Texas.



Julia McCray
Julia McCray, County Clerk, Jones County, Tex.
BY *Michelle Moreno*
Deputy

Julia McCray
County Clerk, Jones County, Texas
OFFICIAL PUBLIC RECORDS
VOL 312 PAGE 178
RECORDED 1-19-2010