

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: April 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS COUNTY COURTHOUSE 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 November 08, 2006 and recorded in Document VOLUME 915, PAGE 474; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 1297, PAGE 22 real property records of CHAMBERS County, Texas, with BOBBY SMITH AND RUBY NELL SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BOBBY SMITH AND RUBY NELL SMITH, securing the payment of the indebtednesses in the original principal amount of \$82,849.00, 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, TX 91361

TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, AMY BOWMAN, REID RUPLE, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, CRYSTAL ARSIAGA, OR CAROLYN CICCIO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/21/19 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: GILBERT ARSIAGA
Date: 11/21/19



165-2019-2837

EXHIBIT "A"

BEING 1.954 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE J. M. DURAN SURVEY, ABSTRACT NO. 11, CHAMBERS COUNTY, TEXAS, OUT OF AND PART OF LOTS 3 AND 4, BLOCK 61 OF THE J.M. DURAN SUBDIVISION (WINNIE SUBURBS) AS RECORDED IN VOLUME "A" AT PAGE 52 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS, BEING THE RESIDUE OF A 3.00 ACRE TRACT OF LAND CONVEYED TO ROBERT EUGENE WOOD, ET UX BY CHARLES JOSEPH ARDOIN BY DEED DATED MAY 18, 1994, AND RECORDED IN VOLUME 337 AT PAGE 412 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AND THIS 1.954 ACRE TRACT OF LAND, MORE OR LESS, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF SAID RESIDUE OF 3.00 ACRES.

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, THE NORTHEAST CORNER OF SAID RESIDUE OF 3.00 ACRES, AND THE NORTHWEST CORNER OF A 0.464 OF AN ACRE OF LAND CONVEYED TO LEON BERTRAND BY JOSEPH F. DUHON BY DEED DATED SEPTEMBER 2, 2003, AND RECORDED IN VOLUME 644 AT PAGE 173 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, IN THE SOUTH RIGHT OF WAY LINE OF CHACE ROAD, 70 FOOT WIDE RIGHT OF WAY;

THENCE SOUTH 02 DEGREES 38 MINUTES 19 SECONDS WITH THE EAST LINE OF THIS TRACT OF LAND, THE EAST LINE OF SAID RESIDUE OF 3.00 ACRES, THE WEST LINE OF SAID 0.464 OF AN ACRE, THE WEST LINE OF A 0.5354 OF AN ACRE TRACT OF LAND CONVEYED TO LEON BERTRAND BY CHARLES J. ARDOIN BY DEED DATED OCTOBER 24, 1997, AND RECORDED IN VOLUME 359 AT PAGE 453 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, THE WEST LINE OF A 9.990 ACRE TRACT OF LAND CONVEYED TO LESLEY MATT OLDHAM BY LEON R. BERTRAND BY DEED DATED JULY 13, 2005, AND RECORDED IN VOLUME 792 AT PAGE 209 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, A DISTANCE OF 608.14 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE TRACT OF LAND, THE SOUTHEAST CORNER OF SAID RESIDUE OF 3.00 ACRES, AND AN INTERIOR CORNER OF SAID 9.990 ACRES. FROM THIS CORNER A 1 INCH IRON PIPE FOUND BEARS SOUTH 02 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 404.93 FEET, AND AN IRON PIPE FOUND BEARS NORTH 87 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 0.18 FEET;

THENCE SOUTH 87 DEGREES 21 MINUTES 31 SECONDS WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND, THE SOUTH LINE OF SAID RESIDUE OF 3.00 ACRES, THE SOUTH LINE OF SAID LOT 4, THE NORTH LINE OF SAID 9.990 ACRES, THE NORTH LINE OF LOT 5 OF SAID SUBDIVISION OVER AND ACROSS SAID LOT 3 A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, THE SOUTHWEST CORNER OF SAID RESIDUE OF 3.00 ACRES, AND THE SOUTHEAST CORNER OF A 1.047 ACRE TRACT OF LAND CONVEYED TO PIERRE LEGE BY ROBERT EUGENE WOOD, ET UX BY DEED DATED DECEMBER 9, 2002, AND RECORDED IN VOLUME 593 AT PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 38 MINUTES 19 SECONDS WEST WITH THE WEST LINE OF THIS TRACT OF LAND, THE WEST LINE OF SAID RESIDUE OF 3.00 ACRES, AND THE EAST LINE OF SAID 1.047 ACRES A DISTANCE OF 607.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID RESIDUE OF 3.00 ACRES, AND THE NORTHEAST CORNER OF SAID 1.047 ACRES IN THE SOUTH RIGHT OF WAY LINE OF CHACE ROAD;

THENCE NORTH 87 DEGREES 17 MINUTES 11 SECONDS EAST WITH THE NORTH LINE OF THIS TRACT OF LAND, THE NORTH LINE OF SAID RESIDUE OF 3.00 ACRES, AND THE SOUTH RIGHT OF WAY LINE OF CHACE ROAD A DISTANCE OF 140.00 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 1.954 ACRES OF LAND, MORE OR LESS.

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Heather H. Hawthorne, County Clerk

Recorded: *[Signature]*



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