

Notice of Foreclosure Sale

December 12, 2022

FILED
AT 4:28 O'CLOCK P.M.
DEC 12 2022
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By CO

Deed of Trust:

Dated: May 3, 2018

Buyer: Jason and Paula Pennick

Seller: Service Datsun, Inc.

Substitute
Trustee: Marquist Taylor

Recorded in: Instrument Number: 2022-00417974 of the real property records
of Angelina County, Texas recorded February 16, 2022

Legal Description: Lot No. Five (5), Block No. Four (4), of the Tatum Addition, to the
City of Lufkin, Texas, to the plat of same is recorded in Cabinet A,
Slide 74-B of the map and plat records of Angelina County, Texas.

Secures: Deed of Trust in the original principal amount of \$\$104,950.00,
executed by Jason and Paula Pennick ("Buyer") and payable to the
order of Seller

Foreclosure Sale:

Date: January 3, 2023

Time: The sale of the Property will be held between the hours of 10:00
A.M. and 4:00 P.M. local time; the earliest time at which the
Foreclosure Sale will begin is 10:00 am and not later than three
hours thereafter.

Place: Angelina County Courthouse Annex

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the
Property will be sold to the highest bidder for cash, except that
Service Datsun Inc.'s bid may be by credit against the indebtedness
secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Service Datsun, Inc., the owner and holder of the Indebtedness, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Service Datsun, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Service Datsun, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Service Datsun, inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Contract of Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Service Datsun, Inc.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

THIS INSTRUMENT APPOINTS THE 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.



Larry G. Byrd
Attorney for Mortgagee



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