

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/7/2012

Grantor(s)/Mortgagor(s):
CODY A. BLAIR AND WIFE, KIMBERLY BLAIR

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR NTFN, INC.
DBA PREMIER NATIONWIDE LENDING, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: 0893
Page: 0324
Instrument No: N/A

Property County:
TRINITY

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

Legal Description: LOTS 16 & 17, BLOCK 14 OF THE LANDING ON LAKE LIVINGSTON, SECTION 3, A
SUBDIVISION IN TRINITY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
CABINET A, SLIDE 222, MAP RECORDS OF TRINITY COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: On the center steps of the Trinity County Courthouse, or if the preceding area is no longer the
designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED
BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.**


Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan
Johnston, Ronnie Hubbard Posted April 10, 2023
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97162-POS
Loan Type: Farm Loan

FILED
at **4:43** o'clock **P** M
APR 10 2023
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
BY 