

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/18/2021

**Grantor(s)/Mortgagor(s):**  
KATIE BROWN, A SINGLE WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PENNYMAC LOAN SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 20211385

**Property County:**  
HOUSTON

**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:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 6/7/2022

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** THE EAST SIDE OF THE COURTHOUSE 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.**

Sharon St. Pierre  
Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rca or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

2022 JUN 08 PM 3:50  
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**MH File Number:** TX-22-81199-POS  
**Loan Type:** FHA

STATE OF TEXAS                    §  
COUNTY OF CHEROKEE           §

Before me, the undersigned Notary Public, on this day personally appeared Sharon St. Pierre as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>TH</sup> day of APRIL, 2022.

  
Notary Public  
Signature

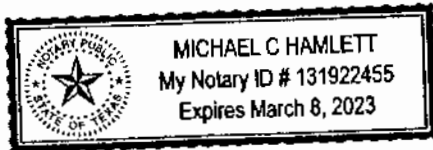


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 00045-00740-00000-000156

Land situated in the City of Crockett in the County of Houston in the State of TX

FIRST TRACT: BEING ALL OF THAT TRACT OF LAND IN HOUSTON COUNTY, TEXAS, OUT OF THE NEWELL C. HODGES SURVEY, A-45, AND BEING PART OF THAT CALLED 15 ACRES OF LAND DESCRIBED IN A DEED TO OLAN WALLACE AS RECORDED IN VOLUME 1098, PAGE 341 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD SET IN THE NORTHEAST LINE OF A 30 FOOT ROAD EASEMENT DESCRIBED AS THIRD TRACT IN A DEED TO OLAN WALLACE AS RECORDED IN VOLUME 1098, PAGE 341 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, AND IN THE SOUTHWEST LINE OF SAID 15 ACRES, A 1/2 INCH STEEL ROD FOUND AT A NORTHWEST CORNER OF SAID 15 ACRES AND AT THE SOUTH CORNER OF THAT CALLED 1 ACRE DESCRIBED IN A DEED TO CRAIG STONE AS RECORDED IN VOLUME 1019, PAGE 344 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS BEARS NORTH 24 DEGREES 15 MINUTES 28 SECONDS WEST, 352.75 FEET FOR REFERENCE

THENCE NORTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 411.66 FEET TO A 1/4 INCH STEEL ROD SET, THENCE SOUTH 24 DEGREES 47 MINUTES 52 SECONDS EAST, 105.72 EAST, 105.72 FEET TO A 1/4 INCH STEEL ROD SET,

THENCE SOUTH 19 DEGREES 30 MINUTES 41 SECONDS WEST, 75.51 FEET TO A 1/2 INCH STEEL ROD SET; THENCE SOUTH 56 DEGREES 52 MINUTES 28 SECONDS WEST, 192.16 FEET TO A 1/4 INCH STEEL ROD SET, THENCE SOUTH 61 DEGREES 43 MINUTES 06 SECONDS WEST, 174.04 FEET TO A 1/4 INCH STEEL ROD SET IN THE NORTHEAST LINE OF SAID ROAD EASEMENT AND IN THE SOUTHWEST LINE OF SAID 15 ACRES; THENCE NORTH 24 DEGREES 15 MINUTES 28 SECONDS WEST, 275.19 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES OF LAND.

(BEARINGS BASED ON A MONUMENT - NORTHWEST LINE OF SAID 15 ACRES)

TOGETHER WITH THE HEREINAFTER DESCRIBED EASEMENTS FOR PURPOSE OF PROVIDING A NON-EXCLUSIVE EASEMENT FOR MEANS OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY AS FOLLOWS, TO-WIT:

SECOND TRACT: 30 FOOT EASEMENT DESCRIBED AS FOLLOWS.

BEGINNING AT THE NW CORNER OF LOT NO 1,  
THENCE S 66 DEG 36' W, 30 FEET TO A POINT FOR CORNER;  
THENCE S 23 DEG 53' E, 680.65 FEET TO A POINT FOR CORNER;  
THENCE N 66 DEG 36' E, 30 FEET TO A POINT FOR CORNER;

THENCE N 23 DEG 53' W, 680.65 FEET TO THE PLACE OF BEGINNING

THIRD TRACT: 30 FOOT EASEMENT OUT OF AND A PART OF THE N.C. HODGES SURVEY, A-45, HOUSTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING ON A 1 INCH IRON ROD FOUND FOR THE WEST CORNER OF THE ABOVE DESCRIBED 15.0 ACRES TRACT AND BEING THE SOUTH CORNER OF THE CRAIG STONE 1 0 /ACRE TRACT RECORDED IN VOLUME 1014, PAGE 344 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS;

THENCE S 24 DEG 15'25" E, 849.69 FEET TO A 1 INCH IRON ROD FOR CORNER, SAME BEING THE SOUTHERN MOST CORNER OF THE ABOVE DESCRIBED 15.0 ACRES TRACT,

THENCE S 66 DEG 36' W, 30.0 FEET TO A POINT FOR CORNER;  
THENCE N 24 DEG 15' 25" W, 849.69 FEET TO A POINT FOR CORNER, AND THE SAME BEING ITS JOINDER WITH THE 30 FOOT EASEMENT DESCRIBED AS SECOND TRACT ABOVE,  
THENCE N 66 DEG 36' E 30.0 FEET TO THE PLACE OF BEGINNING.

Commonly known as: 245 Private Rd 5000, Crockett, TX 75835