



908 Overstreet Drive, Crockett, TX 75835

24-033268

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: 06/03/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Houston County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 8/3/1987 and recorded in the real property records of Houston County, TX and is recorded under Clerk's File/Instrument Number 3255, Book 863, Page 430, with Patricia D. McKnight (grantor(s)) and United States of America, acting through the Farmers Home Administration, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Patricia D. McKnight, securing the payment of the indebtedness in the original amount of \$37,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NO. TWO HUNDRED THIRTY-EIGHT (238) OF RE-PLAT (OF PORTION OF) VILLAGE NORTH AND PECAN HILLS SUBDIVISION, BEING OUT OF AND A PART OF 17.850 ACRES IN THE A. E. GOSSETT SURVEY, A-423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AS REFLECTED BY PLAT OF SAID SUBDIVISION OF RECORD IN VOL. 1A, PAGE 95 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS. BEING OUT OF AND A PART OF 17.850 ACRE TRACT DESCRIBED IN DEED FROM JAMES HORTON, TRUSTEE TO BARRY J. HOLSEY, D/B/A H & H DEVELOPMENT DATED OCTOBER 16, 1986, RECORDED IN VOL. 846, PAGE 302 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS.



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

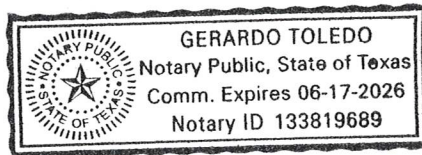
Secretary, United States Department of Agriculture, Rural Development
1293 Whisperwood Lane
Lawrenceville, GA 30043

Sharon St. Pierre
SUBSTITUTE TRUSTEE
Sheryl LaMont, Robert LaMont, Harriett Fletcher,
Sharon St. Pierre Kirk Schwartz, Esq. or Carson
Emmons, Esq., c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF TEXAS
COUNTY OF CHEROKEE

Before me, the undersigned authority, on this day personally appeared Sharon St. Pierre, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of April, 2025 or 2024.



Gerardo Toledo
NOTARY PUBLIC in and for
CHEROKEE COUNTY
My commission expires: 06-17-2026
Print Name of Notary:
Gerardo Toledo

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 24, 2025 I filed at the office of the Houston County Clerk and caused to be posted at the Houston County courthouse this notice of sale.

Sharon St. Pierre
Declarants Name: Sharon St. Pierre
Date: April 24, 2025