

Filed: 8:30 am, Jun 17 2022  
Terri Meadows  
County Clerk  
Houston County, Texas

*Gwen Womack*

211 CORDELL DR  
CROCKETT, TX 75835

00000009358888

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: August 02, 2022

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

Place: THE EAST SIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS BAD WEATHER THEN THE 1ST FLOOR LOBBY 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 December 18, 2015 and recorded in Document INSTRUMENT NO. 1505731 real property records of HOUSTON County, Texas, with KEVEN GULSBY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVEN GULSBY, securing the payment of the indebtednesses in the original principal amount of \$52,780.00, 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, CA 91361



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THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

 

Ryan Bourgeois

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HOUSTON County Clerk and caused to be posted at the HOUSTON County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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HOUSTON

**EXHIBIT "A"**

0.503 ACRE OUT OF AND PART OF THE A.E. GOSSETT SURVEY, A-423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING A PART OF THE THOMASON ACRES SUBDIVISION, RECORDED IN VOL. 1, PAGE 91, OF THE HOUSTON COUNTY DEED RECORDS, AND BEING THE SAME LOT 11, DESCRIBED IN A DEED TO THE RUTH-DABNEY EST., RECORDED IN VOL. 946, PAGE 332, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, WHICH 0.503 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND WINDOW WEIGHT, A 1/2 INCH IRON ROD FOUND FOR REFERENCE CORNER, N 60 DEG. 05 MIN. 39 SEC. E, 9.67 FEET AND BEING IN THE SOUTH WEST LINE OF CORDELL STREET, AND THE EAST, SOUTH EAST CORNER OF THE NOW OR FORMERLY FRANCES B. BEESON CALLED 1.00 ACRE LOT, RECORDED IN DOC. NO. 0401798, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE S 29 DEG. 14 MIN. 28 SEC. E, 105.12 FEET TO A WINDOW WEIGHT, FOUND FOR CORNER, SAME BEING IN THE SOUTH WEST LINE OF SAID CORDELL STREET, AND BEING THE NORTH CORNER OF THE NOW OR FORMERLY SALLY CHRISTOPHER CALLED 0.49 ACRE LOT NO. 10, RECORDED IN VOL. 335, PAGE 374, OF THE HOUSTON COUNTY DEED RECORDS;

THENCE S 60 DEG. 50 MIN. 58 SEC. W, 207.83 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING A WEST CORNER OF THE SAID LOT 10, AND BEING IN THE NORTH EAST LINE OF NOW OR FORMERLY GARRY D. DEPINGRE CALLED 0.23 ACRE LOT, RECORDED IN DOC. NO. 1302108, OF THE HOUSTON COUNTY DEED RECORDS;

THENCE N 30 DEG. 00 MIN. 00 SEC. W, 105.00 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER, SAME BEING THE SOUTH, SOUTH WEST CORNER OF THE SAID FRANCES B. BEESON CALLED 1.00 ACRE LOT 12, AND BEING ON OR NEAR THE NORTH, NORTH EAST CORNER OF THE NOW OR FORMERLY VANESSA K. STANLEY, CALLED 0.50 ACRE LOT, RECORDED IN VOL. 924, PAGE 615, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE N 60 DEG. 48 MIN. 44 SEC. E, 209.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.503 ACRE OF LAND MORE OR LESS.

FIELD NOTES PREPARED NOVEMBER 9, 2015.