



2022 MAY 12 PM 3:41

Filed: 3:39 pm, May 12 2022  
Terri Meadows  
County Clerk  
Houston County, Texas

*Gwen Womack*

205 ROLLING HILLS DR  
CROCKETT, TX 75835

00000008523961

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: July 05, 2022

Time: The sale will begin at 1:00 PM 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 February 28, 2017 and recorded in Document CLERK'S FILE NO. 1700682 real property records of HOUSTON County, Texas, with EVALAINE MAGGARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EVALAINE MAGGARD, securing the payment of the indebtednesses in the original principal amount of \$89,351.00, 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 SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, AUCTION.COM, 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.

*Israel Saucedo*

Israel Saucedo

Certificate of Posting

My name is *Beatrice Carrillo*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *5-12-22* I filed at the office of the HOUSTON County Clerk and caused to be posted at the HOUSTON County courthouse this notice of sale.

*Beatrice Carrillo*

Declarants Name: *5-12-22 Beatrice Carrillo*

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

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HOUSTON



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING LOT TWENTY EIGHT (28), SECTION A OF ROLLING ACRES SUBDIVISION, A SUBDIVISION TO THE CITY OF CROCKETT IN THE A.E. GOSSETT SURVEY, A-423 IN HOUSTON COUNTY, TEXAS, AS DESIGNATED IN THE PARTIAL RE-PLAT OF SECTION A OF SAID SUBDIVISION DATED JULY 6, 1972, FILED FOR RECORD IN PLAT BOOK NO. 1, PAGE 181 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS, TO WHICH PLAT BOOK REFERENCE IS MADE FOR ALL DESCRIPTIVE PURPOSES.