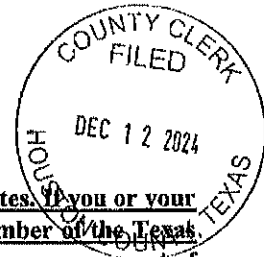


4602 FM 227 E
Grapeland, TX 75844

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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: February 4, 2025

TIME: 01:00 PM

PLACE: Houston County Courthouse, 401 East Houston Avenue, Crockett, TX 75835, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 2021 and recorded as Instrument Number 20213005, real property records of Houston County, Texas.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Christi Jean Ann Pyle and Martha Pyle, securing the payment of the indebtedness in the original principal amount of \$167,675.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Fifth Third Bank, National Association is the current mortgagee of the note and deed of trust or contract lien.

5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. **Property to be Sold.** The property to be sold is described as follows:
ALL that certain tract of land in Houston County, Texas, in the STEPHEN ROGERS SURVEY, Abstract 75, being comprised of the following contiguous tracts:

1. A portion of Block No. 5 called 26 acres granted to Lee Brown in Partition Deed dated March 14, 1942, recorded in Volume 213, Page 154 of the Houston County Deed Records (H.C.D.R.)

2. A portion of a 1 acre tract in deed from Otis Brown, et ux to Kennedy Brown dated October 5, 1951 recorded in Volume 346, Page 486 H.C.D.R.

and being more particularly described as follows:

TX NOS 24-32194 FC01



4830566

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w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 2" iron pipe found in the West line of said Block No. 5 at the Southeast corner of said 1 acre tract, being the lower Northeast corner of a 4.666 acre tract described as Exhibit B-2 in Volume 975, Page 92 H.C.D.R. A 3/4" iron pipe found marking an interior corner of the 4.666 acre tract bears S 88° 26' 31" W, 193.96 feet.

THENCE; N 78° 37' 44" W, 161.16 feet to a 1/2" iron rod w/cap set.

THENCE; N 08° 15' 20" W, 139.63 feet to a 1/2" iron rod w/cap set in the Southeast right-of-way line of FM Road 227 based on a width of 80 feet.

THENCE; In a Northeasterly direction with said right-of-way line, being a curve to the left having a central angle of 11° 57' 40", a radius of 846.42 feet, a length of 176.70 feet and a chord bearing N 54° 37' 15" E, 176.38 feet to the end of curve and continuing with said right-of-way line N 48° 38' 25" E, 71.13 feet to a 1/2" iron rod w/cap set.

THENCE; S 23° 48' 19" E, 316.80 feet to a 1/2" iron rod w/cap set.

THENCE; S 78° 45' 25" W, 149.90 feet to the PLACE OF BEGINNING containing 1.437 acres.

Bearings are based on the lower North line of the 4.666 acre tract in Volume 975, Page 92 O.P.R. Called S 88° 26' 31" W.

7. **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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Fifth Third Bank, National Association as Mortgage Servicer, is representing the current mortgagee, whose address is:


**5001 Kingsley Drive
Cincinnati, Ohio 45227**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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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.

Date: 12/11/2024


Jennifer Hooper

Certificate of Posting

I am Sharon St. Pierre whose address is Po Box 1694 Jacksonville TX 75746. I declare under penalty of perjury that on December 12, 2024 I filed this Notice of [Substitute] Trustees Sale at the office of the Houston County Clerk and caused it to be posted at the location directed by the Houston County Commissioners Court.


Declarant's Name: Sharon St. Pierre
Date: December 12, 2024