

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 120566-TX

Date: February 9, 2024

County where Real Property is Located: Houston

ORIGINAL MORTGAGOR: JACOB SLAGEL AND HEIDI GRAY-SLAGEL, HUSBAND AND WIFE TRUSTEE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/12/2016, RECORDING INFORMATION: Recorded on 5/17/2016, as Instrument No. 1601594

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HOUSTON COUNTY, TEXAS, OUT OF THE LEVI SPEER SURVEY, ABSTRACT NO. 926 AND G.W. HALLMARK SURVEY, ABSTRACT NO. 41 AND BEING ALL THE RESIDUE OF THAT CERTAIN CALLED 24.52 ACRE TRACT (GROSS) CONVEYED TO RANDY A. HUBBARD, ET UX IN DOCUMENT # 0801136 OF THE IMAGE RECORDS OF HOUSTON COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/2/2024**, the foreclosure sale will be conducted in **Houston** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361




Matter No.: 120566-TX

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 property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, SHARON ST. PIERRE, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, HARRIETT FLETCHER, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

By:   
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Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036


Posted by:   
2/15/2024 Sharon St. Pierre  
Substitute Trustee

EXHIBIT "A"

TS# 120566-TX

BEING all that certain tract or parcel of land lying and situated in Houston County, Texas, out of the LEVI SPEER SURVEY, ABSTRACT NO. 926 and G. W. HALLMARK SURVEY, ABSTRACT NO. 41 and being all the residue of that certain called 24.52 acre tract (gross) conveyed to Randy A. Hubbard, et ux. in Document # 0801136 of the Image Records of Houston County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/4" iron pin found for the Northwest corner of the aforesaid referred to 24.52 acre tract and the Southwest corner of a called 30.00 acre tract conveyed to Jeffrey Stephens in Document # 0705770 of the said Image Records, on the East boundary line of a called 13.65 acre tract conveyed to Reggie Havard in the document recorded in Volume 1138 on Page 741 of the Official Records of the said County and the point of terminus of a Boundary Line Agreement as recorded in Volume 1136 on Page 633 of the said Official Records:

THENCE, along the common boundary line of the said 24.52 acre tract and the said 30.00 acre tract and along the said Boundary Line Agreement and generally along a wire fence, S 76° 28' 24" E, at 1461.00 feet a 1/4" iron pin found for reference on the curving West Right-Of-Way line of FM 232, at 1513.05 feet a point for the Northeast corner of the said 24.52 acre tract and the Southeast corner of the said 30.00 acre tract in the approximate curving centerline of FM 232, and the point of beginning of the said Boundary Line Agreement;

THENCE along the said centerline and the East boundary of the said 24.52 acre tract 942.21 along a 03° 00' 00" curve to the right having a radius of 1909.86 feet, a central angle of 28° 15' 30" and a long chord bearing S 15° 24' 38" E a distance of 932.68 feet to the Northeast corner of a called 2.142 acre tract conveyed to L. H. Arnold Estate in the document recorded in Volume 1134 on Page 865 of the said Official Records, from which a 1/4" iron pin set for reference bears S 85° 28' 56" W 51.16 feet;

THENCE, along the North boundary line of the said 2.142 acre tract and across the said 24.52 acre tract and generally along a wire fence, S 85° 28' 56" W at 282.60 feet a 1/4" iron pin set for the Northwest corner of the said 2.142 acre tract on a common boundary line of the said 24.52 acre tract and the North 1/4 of a called 119.5 acre tract (less 8 acres) (TRACT NO. 9) conveyed to L.H. Arnold in the document recorded in Volume 465 on Page 064 of the Deed Records of the said County;

THENCE, along the common boundary lines of the said 24.52 acre tract and the said North 1/4 of a called 119.5 acre tract the following two (2) courses:

- 1) N 19° 51' 47" W at 166.03 feet a 1/4" iron pin found for an east corner of the said 24.52 acre tract;
- 2) N 86° 29' 47" W at 1450.00 feet a 1/4" iron pin found for the most Westerly Southwest corner of the said 24.52 acre tract, an angle corner of the said North 1/4 of a called 119.5 acre tract and the Southeast corner of the said 13.65 acre tract;

THENCE, along the common boundary line of the said 24.52 acre tract and the said 13.65 acre tract, N 11° 52' 55" E at 326.85 feet the POINT AND PLACE OF BEGINNING and containing 22.38 acres of land, more or less, of which 1.08 acre lies with the ROW of FM 232.

The bearings for this tract are based on the North boundary line of the said 24.52 acre tract.