



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/15/2000

Grantor(s)/Mortgagor(s):
LORETTA JOY MCMAHAN

Original Beneficiary/Mortgagee:
ASSOCIATES HOME EQUITY SERVICES, INC.

Current Beneficiary/Mortgagee:
CitiMortgage, Inc.

Recorded in:
Volume: 0665
Page: 507
Instrument No: 006221

Property County:
WALLER

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd,
Ewing, NJ 08618

Legal Description: AS SHOWN ON ATTACHED EXHIBIT "A"

Date of Sale: 12/6/2022

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Megan Randle or Ebbie Murphy
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-21-79398-HE
Loan Type: Conventional Residential

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF BROOKSHIRE BEING KNOWN AS ALL OF LOT NINE (9), IN BLOCK NINE (9), OF BROOKSHIRE TOWNSITE, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 69, DEED RECORDS, WALLER COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN DEED BOOK 570, PAGE 620, RECORDED ON 10/07/1997, AMONG THE LAND RECORDS OF WALLER COUNTY, TEXAS SAVE AND EXCEPT FIELD NOTES FOR A 0.004 ACRE TRACT OUT OF LOT 9, BLOCK 9 OF THE CITY OF BROOKSHIRE BEING LOCATED IN THE H.H. PENNINGTON SURVEY, ABSTRACT 321, WALLER COUNTY, TEXAS.

BEGINNING AT A 1H INCH IRON PIPE FOUND TO BE MARKING THE NORTHEAST CORNER OF LOT 9, BLOCK 9, CITY OF BROOKSHIRE, ALSO BEING THE NORTHWEST CORNER OF LOT 8, BLOCK 9, CITY OF BROOKSHIRE IN THE SOUTH LINE OF A 20 FOOT WIDE ALLEY;

THENCE: WEST A DISTANCE OF 1.02 FEET TO A 12 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: SOUTH $01^{\circ} 09' 46''$ WEST ALONG AN EXISTING CHAIN HNK FENCE A DISTANCE OF .56.02 FEET TO A CHAIN LINK FENCE CORNER POST FOR CORNER;

THENCE: SOUTH $22^{\circ} 53' 49''$ EAST A DISTANCE OF 0.95 FEET TO AN EXISTING WOOD FENCE CORNER POST FOR CORNER;

THENCE: SOUTH $01^{\circ} 13' 52''$ EAST A DISTANCE OF 83.06 FEET TO A $3/4$ INCH IRON PIPE FOUND TO BE MARKING THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 9 IN THE NORTH RIGHT-OF-WAY LINE OF SIXTH STREET;

THENCE: NORTH ALONG THE ORIGINAL COMMON BOUNDARY LINE BETWEEN LOTS 8 AND 9, BLOCK 9, CITY OF BROOKSHIRE A DISTANCE OF 139.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 164.72 SQUARE FEET OR 0.004 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON THE COMMON LINE BETWEEN LOTS 8 AND 9, BLOCK 9, CITY OF BROOKSHIRE, TEXAS RUNNING NORTH-SOUTH.

FILED AND RECORDED

Instrument Number: 22-047

Filing and Recording Date: 10/27/2022 03:29:51 PM Pages: 3 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Jackson, Deputy

Returned To: