

**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.: 088955-TX

Date: November 29, 2022

County where Real Property is Located: Waller

ORIGINAL MORTGAGOR: TREAVER M WATKINS, A SINGLE MAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR AMERICAN SOUTHWEST
MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 11/22/2013, RECORDING INFORMATION: Recorded on 12/3/2013, as Instrument
No. 1307817 in Book 1391 Page 556

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THAT CERTAIN TRACT OR
PARCEL OF LAND CONTAINING 1.999 ACRES, MORE OR LESS, OUT OF THE SAMUEL C. HADY
SURVEY, ABSTRACT 31, WALLER COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN
ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/7/2023, the foreclosure sale will be conducted in
Waller 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


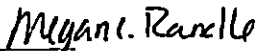
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above
referenced loan.



Matter No.: 088955-TX

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 AUCTION.COM, MEGAN L. RANDLE, EBBIE MURPHY, PAUL A. HOEFKER, ROBERT L. NEGRIN 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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:  · 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney · ·
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 1347332768

Being all that certain tract or parcel of land containing 1.999 acres, more or less, out of the Samuel C. Hady Survey, Abstract 31, Waller County, Texas, same being that certain called 2.000 acre tract as described by deed recorded in Volume 122, Page 553 of the Deed of Trust Records of Waller County, Texas, and said 1.999 acre tract being more particularly described by metes and bounds as follows:

Beginning at an iron rod found to be the most northerly northeast corner of the aforementioned called 2.000 acre tract, same being in the northwest right-of-way line of Avenue J, and same being the POINT OF BEGINNING of the tract herein described;

THENCE, along said northwest right-of-way line of Avenue J, South 35 degrees 54 minutes 53 seconds West, a distance of 218.24 feet (called South 35 degrees 54 minutes 53 seconds West, a distance of 218.46 feet) to an iron rod found for corner, same being the most southerly southeast corner of the tract herein described;

THENCE, leaving said northwest right-of-way line, North 54 degrees 01 minute 30 seconds West, a distance of 399.78 feet (called 54 degrees 05 minutes 34 seconds West, a distance of 399.77 feet) to an iron rod found for corner, same being the most westerly southwest corner of the tract herein described;

THENCE, North 35 degrees 36 minutes 28 seconds East, a distance of 4.13 feet (called North 35 degrees 32 minutes 24 seconds East, a distance of 4.13 feet) to an iron rod found for corner;

THENCE, North 36 degrees 30 minutes 39 seconds East, a distance of 214.43 feet (called North 36 degrees 27 minutes 25 seconds East, a distance of 214.33 feet) to an iron rod found for corner, same being the most westerly northwest corner of the tract herein described;

THENCE, South 53 degrees 58 minutes 52 seconds East, a distance of 397.58 feet (called South 54 degrees 05 minutes 39 seconds East, a distance of 397.77 feet) to the POINT OF BEGINNING of the tract herein described and containing 1.999 acres of land, more or less.

FILED AND RECORDED

Instrument Number: 22-056

Filing and Recording Date: 12/01/2022 12:26:41 PM Pages: 4 Recording Fee: \$5.00

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: