

NOTICE OF TRUSTEE'S SALE

SEP 15 2022 *K. Jolie*

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 22, 2021 and recorded under Vol. 1283, Page 656, or Clerk's File No. 21-5191, in the real property records of TYLER County Texas, with James Craig Booth and Erin Booth as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by James Craig Booth and Erin Booth securing payment of the indebtedness in the original principal amount of \$214,573.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James Craig Booth. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 6101 Condor Drive, Moorpark, CA 93021.

Legal Description:

A 12.42 ACRE TRACT SITUATED IN THE HARMAN FRAZIER SURVEY, ABSTRACT 18, TYLER COUNTY, TEXAS AND BEING THE CALLED 4.434 ACRE TRACT CONVEYED TO JAMES PAUL GRAVES AND NANCY ANN CRAVES BY DEED RECORDED IN VOLUME 1 167 PAGE 912 OFFICIAL PUBLIC RECORDS TYLER COUNTY (OPRTC) AND THE RAILED 7.8 ACRE TRACT CONVEYED TO JAMES P. GRAVES AND NANCY ANN GRAVES BY DEED RECORDED IN VOLUME 635 PAGE 394 OPRTC. SITUATED IN THE COUNTY OF TYLER, STATE OF TEXAS

SALE INFORMATION

Date of Sale: 11/01/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: TYLER County Courthouse, Texas at the following location: All that area under the steps giving access to the north entrance to the second floor of the courthouse, bounded on the south by the north wall of the courthouse building, more particularly all that area lying within 6 feet and 8 inches on either side of a line beginning at the middle of the north entrance of the first floor of the courthouse and running due north 19 feet and 6 inches, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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 51.009 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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.


The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200


✓ Tommy Jackson, Keala Smith, Kyle Barclay, Margie Allen, Stephanie Hernandez,
Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or
ServiceLink Agency Sales And Posting, as Substitute Trustee