

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/21/2022	Grantor(s)/Mortgagor(s): TARA SUE ROESANCHEZ AND NARCISO SANCHEZ, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 1320 Page: 114 Instrument No: N/A	Property County: TYLER
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 12/2/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Tyler County Courthouse, 100 West Bluff, Woodville, TX 75979 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, Evan Press, Amy Oian, Kathleen Adkins, Michael Kolak, Auction.com LLC, Stephanie Hernandez or Tiffany Sandvick, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust, and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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.

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.

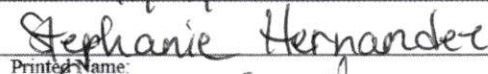
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 10/13/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 10/14/2025



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

NO. _____ TIME 10:22 AM

OCT 14 2025

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS

By 

MH File Number: TX-25-123322-POS
Loan Type: FHA

EXHIBIT "A"
LEGAL DESCRIPTION

Being a 0.948 acre tract of land as situated in the C. W. Webb Survey, Abstract No. 971, Tyler County, Texas and being out of and a part of the residue of called 5 acre tract as conveyed to Elsie Thelma Gonzales by deed as recorded in Volume 698, Page 341 of the Official Public Records of Tyler County, Texas. Said 0.948 acre tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes.

Description of a 0.948 acre tract being situated in the C.W. Webb Survey, Abstract Number 971, Tyler County, Texas and being out of part of the residue of a called 5 Acre Tract, conveyed to Elsie Thelma Gonzales as recorded under Volume 698, Page 341 of the Official Public Records of Tyler County, Texas, and being more particularly described by metes and bound in Exhibit "A" attached to this survey. **SAVE AND EXCEPT** therefrom the following 0.3297 acres of land as described in deed to the State of Texas recorded in Volume 1304, Page 902 of the Official Public Records, Tyler County, Texas, said 0.948 acre tract described more particularly as follows:

Beginning at a found 1/2 " capped iron rod at the intersection of the north line of the Gonzales 5 Acres with the East right of way of U.S. Highway 69 for the northwest corner of this tract, same being the southwest corner of the Mary Louis Smith Tract, being part of a called 12.50 Acre Tract, recorded in Volume 477, Page 955 of the Official Public Records of Tyler County, Texas;

THENCE South 89°07'19" East, along the south line of the said Smith Tract and the north line of said Gonzales Tract, a distance of 348.29' to a 5/8" capped iron rod set for the most northerly northwest corner of the John Elliott 48.272 acre tract, recorded in Volume 643, Page 987 of the Official Public Records of Tyler County, Texas and being the northwesterly corner of this tract,

THENCE South 00°18'17" West, with the west line of said Elliot Tract and the east line of said Gonzales tract a distance of 118.41' to a found 1/2" iron rod for the southeast corner of this Tract;

THENCE North 89°07'17" West, along the south line of this tract and being in the east right of way line of said U.S. Highway, a distance of 349.15' to a found 1/2" capped iron rod being the southwest corner of this tract,

THENCE North 00°41'24" East, with the east right of way line of said U.S. Highway and being the west line of this tract, a distance of 118.41' to a found 1/2" capped iron rod and being the Point of Beginning of the herein described tract.

SAVE AND EXCEPT therefrom the following 0.3297 of an acre of land situated in the C.W. Webb Survey, Abstract No. 971, Tyler County, Texas. Said 0.3297 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

Being a 0.3297 acre tract of land being situated in the C.W. Webb Survey, Abstract Number 971, Tyler County, Texas, being out of a called 0.948 acre tract of land being out of part of the residue of a called 5 Acre Tract, conveyed to Elsie Thelma Gonzales as recorded under Volume 698, Page 341 of the Official Public Records of Tyler County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 " capped iron rod at the intersection of the north line of the Gonzales 5 Acres with the east right of way of U.S. Highway 69 recorded in Volume 1304, Page 905 of the Official Public Records of Tyler County, Texas being the northwest corner of this tract, same being the southwest corner of the Mary Louis Smith Tract, being part of a called 12.50 Acre Tract, recorded in Volume 477, Page 955 of the Official Public Records of Tyler County, Texas;

THENCE South 89°07'19" East, along the south line of the said Smith Tract and the north line of said Gonzales Tract, a distance of 120.95' to a found 1/2" capped iron rod for the northwesterly corner of this tract,

THENCE South 00°21'22" West, along the westerly line of the remainder of 0.948 acre tract and being the most easterly right of way of U.S. Highway 69 recorded in Volume 1304, Page 905 of the Official Public Records of Tyler County, Texas, a distance of 118.41' to a found 1/2" capped iron rod being in the southerly line of said 0.3297 acre tract and the northerly line of said 12.50 acre tract;

THENCE North 89°07'17" West, along the south line of this tract and being in the east right of way line of said U.S. Highway, a distance of 121.65' to a found 1/2" capped iron rod being the southwest corner of this tract,

THENCE North 00°41'24" East, with the east right of way line of said U.S. Highway and being the west line of this tract, a distance of 118.41' to a found 1/2" capped iron rod and being the Point of Beginning of the herein described tract.