

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date 5/27/2016	Grantor(s)/Mortgagor(s) JACQUELINE D STARR A SINGLE WOMAN
Original Beneficiary/Mortgagee MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ('MERS') SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC D/B/A SUPREME LENDING ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee PENNYMAC LOAN SERVICES, LLC
Recorded in Volume VOL 1544 Page 85 Instrument No 2016-00005329	Property County HOWARD
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 3/5/2024	Earliest Time Sale Will Begin 10 00 am
Place of Sale of Property Howard County Courthouse, 300 S Main Street, Big Spring, TX 79720 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 Shelley Nail Donna Trout Zane Nail Zia Nail Zoey Fernandez, Charles Green Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Auction.com Zia Nail or Zoey Fernandez 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 their 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

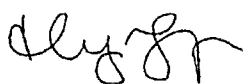
The Property will be sold AS IS, without any express or implied warranties except as to warranties of title and at the purchaser's own risk pursuant to the terms of TEX PROP CODE §51 002 and §51 009 Prospective bidders are advised to conduct an independent investigation of the nature and physical condition 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.

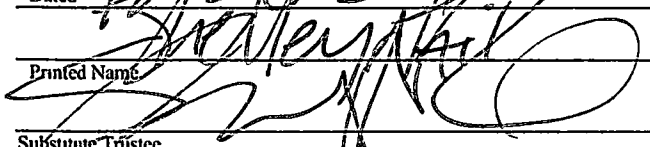
NOTICE PURSUANT TO TEX PROP CODE § 51 002(i) ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER 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 12/27/2023 _____



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

Dated 12-28-23 _____



Printed Name _____
Substitute Trustee
of Auction.com
1255 West 15th Street Suite 1060
Plano TX 75075

MH File Number TX-23-100849-POS
Loan Type FHA

Posted
FILED at 12:06 P M O'clock 12-28-23
BRENT ZITTERKOPE, County Clerk, Howard County, Texas
By Heslie Overton Deputy

EXHIBIT "A"

Lot No. 9 of DENTON SUBDIVISION of a 16.29 acre tract of Land out of the Southwest Quarter (SW/4) of Section No. 44, Block No. 31, Township 1-North, T. & P. Ry. Co. Surveys, Howard County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" I.P. from which a 1 1/2" I.P., the Northeast corner of the SW/4 of said Section No. 44, Block No. 31, Township 1-North, T. & P. Ry. Co. Surveys, Howard County, Texas, bears N. 25° 57' W. 77.6 feet and N. 74° 24' 40" E. 960.4 feet; said 3/8" I.P. located in the West right-of-way line of a public road, designated as Terry Road, for the Northeast corner of this tract;

THENCE S. 64° 03' W. 208.7 feet to a 3/4" I.P. for the Northwest corner of this tract;

THENCE S. 25° 57' E. 257.9 feet to a 3/4" I.P. for the S.W. corner of an 0.886 acre tract conveyed to Johnny L. Zitterkopf, et ux, by C. A. Denton, et ux, by Warranty Deed dated October 9, 1966, recorded in Vol. 372, page 273, Deed Records of Howard County, Texas, for the Southwest corner of this tract;

THENCE N. 30° 36' E., along the West line of said Zitterkopf 0.886 acre tract, 245.0 feet to a 3/4" I.P. located in the West right-of-way line of said public road, for the Northwest corner of said Zitterkopf tract and the Southeast corner of this tract;

THENCE N. 35° 57' W., along the West right-of-way line of said public road, 120.0 feet to the PLACE OF BEGINNING;