

FILED
AT 2:47 P.M.
O'CLOCK

SEP 11 2025

Adrian Lawson
ADRIAN LAWSON, MADISON COUNTY CLERK
BY [Signature]
COUNTY CLERK

Notice of Substitute Trustee Sale

T.S. #: 22-6003

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **10/7/2025**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Madison** County Courthouse in **Madisonville**, Texas, at the following location:
Madison County Courthouse, 103 W. Trinity Street, Madisonville, TX 77864
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 10/20/2014 and is recorded in the office of the County Clerk of Madison County, Texas, under County Clerk's File No 89657, recorded on 10/27/2014, in Book 1381, Page 01, of the Real Property Records of Madison County, Texas.
Property Address: 8201 BLACK OAK LN MADISONVILLE Texas 77864

Trustor(s):	GEORGE GREGG PEASE AND ERINN WENDI CHRISTINE PEASE	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone Home Lending, Inc., ITS SUCCESSORS AND ASIGNS
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Current Beneficiary:	PLANET HOME LENDING, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees:	Auction.com, Sharon St. Pierre, Allan Johnston, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC
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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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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

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implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by GEORGE GREGG PEASE AND ERINN WENDI CHRISTINE PEASE, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$255,375.00, executed by GEORGE GREGG PEASE AND ERINN WENDI CHRISTINE PEASE, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone Home Lending, Inc., ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of GEORGE GREGG PEASE AND ERINN WENDI CHRISTINE PEASE, HUSBAND AND WIFE to GEORGE GREGG PEASE AND ERINN WENDI CHRISTINE PEASE. PLANET HOME LENDING, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

PLANET HOME LENDING, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: September 11, 2025 Auction.com, Sharon St. Pierre, Allan Johnston, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

EXHIBIT "A"

Situate, lying and being in the County of Madison, State of Texas, described as follows:

Field notes of a 28.00 acre tract or parcel of land, lying and being situated in the Jeremiah Worsham Survey, Abstract No. 231, Madison County, Texas, and being all of the 28.00 acre tract described in the deed from the Veteran's Land Board of the State of Texas, to Jerry L. Garrett, recorded in Volume 935, Page 172, of the Official Records of Madison County, Texas, for a complete description, see Volume 237, Page 545, of the Deed Records of Madison County, Texas, and said 28.00 acre tract, being more particularly described as follows:

Beginning at a 1/2" iron rod found at a 4" x 6" fence corner post marking the common corner between the beforementioned 28.00 acre tract and a 19.00 acre Tract 2 described in the deed to Kevin W. Hartley, recorded in Volume 685, Page 228, of the Official Records of Madison County, Texas, and in the south line of a 20.00 acre First Tract described in the deed to Gerald L. Murders recorded in Volume 328, Page 522, of the Official Records of Madison County, Texas;

Thence along the common line between the beforementioned 28.00 acre tract and the beforementioned 20.00 acre tract, adjacent to a fence, as follows:

N 68° 58' 47" E for a distance of 487.56 feet to a 1/2" iron rod found at a 4" x 6" fence corner post,

S 21° 01' 01" E for a distance of 191.01 feet to a 1/2" iron rod found at 4" x 6" fence corner post,

N 68° 58' 59" E for a distance of 401.78 feet to a 1/2" iron rod found at a cross-tie fence corner marking the common corner between the beforementioned 28.00 acre tract and a 15.679 acre First Tract described in the deed to Ronald Boyd Shuman, recorded in Volume 1331, Page 126, of the Official Records of Madison County, Texas;

Thence S 22° 12' 57" E along the common line between the beforementioned 28.00 acre tract and the beforementioned 15.679 acre tract, adjacent to a fence, except for that portion of the fence which is constructed inside the 28.00 acre tract, at a distance of 1155.11 feet pass a 1/2" iron rod found at a cross-tie fence corner marking the north line of a 60' wide access easement, also known as Black Oak Lane, and being described in Volume 237, Page 548, of the Deed Records of Madison County, Texas, continue on, for a total distance of 1185.16 feet and corner in the center of the beforementioned 60' wide access easement, and approximately 8.3 feet north of the centerline of a 10' wide gravel road, said corner also being in the north line of a 14.9997 acre tract described in the deed to David A. Madden, recorded in Volume 528, Page 223, of the Official Records of Madison County, Texas;

Thence S 64° 35' 56" W along the common line between the beforementioned 28.00 acre tract and the following two tracts, tying to the south: the beforementioned Madden - 14.9997 acre tract, and a 10.00 acre tract described in the deed to Jerry L. Garrett, recorded in Volume 1032, Page 113, of the Official Records of Madison County, Texas, same being the centerline of the beforementioned 60' wide access easement, aka, Black Oak Lane, at a distance of 279.27 feet, pass the common corner between the said 14.9997 acre tract and the 10.00 acre tract, continue on, for a total distance of 952.99 feet to the common corner between the said 28.00 acre tract and the beforementioned Hartley - 19.00 acre tract, from which the northwest corner of the said 10.00 acre tract bears S 64° 35' 56" W - 50.00 feet;

Thence N 19° 35' 28" W along the common line between the beforementioned 28.00 acre tract and the beforementioned 19.00 acre tract, adjacent to a fence, at a distance of 30.15 feet pass a 1/2" iron rod found at a cross-tie fence corner in the north line of the beforementioned 60' wide access easement, aka Black Oak Lane, continue on, for a total distance of 1449.18 feet to the place of beginning, containing 28.00 acres of land, more or less.

Easement:

Being that certain 60-foot wide access easement lying and being situated in the Jeremiah Worsham League, Madison County, Texas, and being part of the 224.795 acres tract of land conveyed to Bert Dickens, Trustee, and described in the Deed recorded in Volume 232, Page 208, of the Deed Records of Madison County, Texas, and being more particularly described as follows:

Beginning at a 6-inch cedar post marking the point of intersection of a Southwest line of the beforementioned 224.795 acres tract and a fence found marking the Northeast right-of-way line of a County Road, said 6-inch cedar post marking an angle point in the Southwest line of an 8.194 acres Tract No. 2 out of the said 224.795 acres tract;

Thence along the beforementioned fence found marking the Northeast right-of-way line of the County Road, same being the Southwest lines of the beforementioned Tract No. 2, for the following calls:

S 39° 58' 33" E for a distance of 50.15 feet to a 6-inch cedar post for angle point;

S 53° 25' 49" E for a distance of, 24.00 feet to a 6-inch cedar post for angle point;

S 69° 59' 06" E for a distance of 40.06 feet to a 6-inch cedar post for angle point;

S 74° 18' 34" E for a distance of 327.54 feet to a point for angle point;

S 74° 43' 33" E for a distance of 329.73 feet to a point for the place of beginning of the herein described center-line, said point marking the East corner of the said Tract No. 2, said point marking the Southwest corner of a 10.00 acres Tract No. 17 out of the beforementioned 224.795 acres tract;

Thence N 21° 42' 13" W along the herein described centerline, same being the common line of the beforementioned Tract No. 2 and Tract No. 17, for a distance of 614.77 feet to a point for corner, said point marking the Northeast corner of the said Tract No. 2, said point marking the West corner of the said Tract No. 17, said point marking an angle point in the Southwest line of a 19.00 acres Tract No. 3 out of the beforementioned 224.795 acres tract;

Thence N 64° 35' 56" E along the herein described centerline, same being the common line of the beforementioned Tract No. 3 and Tract No. 17, at a distance of 50.00 feet pass a point marking the East corner of the said Tract No. 3, said point also marking the South corner of a 28.00 acres Tract No. 4 out of the beforementioned 224.795 acres tract, continue along the herein described centerline, same being the common line of the said Tract No. 4 and Tract No. 17, at a distance of 723.72 feet pass a point marking the North corner of the said Tract No. 17, said point also marking the West corner of a 5.00 acres tract No. 16 out of the beforementioned 224.795 acres tract, continue along the herein described centerline, same being the common line of the beforementioned Tract No. 4 and Tract No. 16, at a distance of 1002.99 feet pass a point also marking the South corner of a 15.879 acres Tract No. 5 out of the said 224.795 acres tract, continue along the herein described centerline, same being the common line of the said Tract No. 6 and Tract No. 16, at a distance of 1048.04 feet pass a point also marking the West corner of a 5.00 acres Tract No. 15 out of the 224.795 acres tract, continue along the herein described centerline, same being a common line of the said Tract No. 6 and Tract No. 15 for a total distance of 1218.80 feet to a point for angle point;

Thence N 69° 45' 08" E along the herein described centerline, same being a common line of the beforementioned Tract No. 6 and Tract No. 15, at a distance of 205.40 feet pass a point marking the North corner of the said Tract No. 15, said point also marking the West corner of a 5.00 acres Tract No. 14 out of the beforementioned 224.795 acres tract, continue along the herein described centerline, same being the common line of the said Tract No. 6 and Tract No. 14, at a distance of 366.88 feet pass a point marking the East corner of the said Tract No. 6, said point also marking the South corner of a 10.00 acres Tract No. 7 out of the said 224.795 acres tract, continue along the herein described centerline, same being the common line of the said Tract No. 7 and Tract No. 14, at a distance of 583.28 feet pass a point marking the North corner of the said Tract No. 14, said point also marking the West corner of a 6.738 acres Tract No. 13 out of the said 224.795 acres tract, continue along the herein described centerline, same being the common line of the said Tract No. 7 and Tract No. 13, at a distance of 735.50 feet pass a point marking the South corner of a 10.00 acres Tract No.

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8 out of the said 224.795 acres tract, continue along the herein described centerline, same being the common line of the said Tract No. 8 and Tract No. 13, for a total distance of 1106.55 feet to a point for corner, said point marking the East corner of the said Tract No. 8, said point marking the North corner of the said Tract No. 13, said point marking the South corner of a 19.00 acres Tract No. 9 out of the said 224.795 acres tract, said point also marking the West corner of a 19.00 acres Tract No. 10 out of the said 224.795 acres tract;

Thence S 22° 12' 57" E along the herein described centerline, same being the common line of the beforementioned Tract No. 10 and Tract No. 13, at a distance of 468.64 feet pass a point marking the South corner of the said Tract No. 10, said point also marking the West corner of a 19.00 acres Tract No. 11 out of the beforementioned 224.795 acres tract; continue along the herein described centerline, same being the common line of the said Tract No. 11 and Tract No. 13, at a distance of 552.29 feet pass a point marking the East corner of the said Tract No. 13, said point also marking the North corner of a 19.00 acres Tract No. 12 out of the said 224.795 acres tract; continue along the herein described centerline, same being the common line of the said Tract No. 11 and Tract No. 12, for a total distance of 582.29 feet to the end of the herein described centerline.