

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/28/2017	Grantor(s)/Mortgagor(s): JACOB CROWELL, AND MARY CROWELL,, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 1600 Page: 102 Instrument No: 102721	Property County: MADISON
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: 10/7/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE FRONT ENTRANCE LOBBY, FIRST FLOOR OF THE MADISON COUNTY COURTHOUSE 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, Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs, 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: 8/28/2025



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

Dated: September 4, 2025



Printed Name:

Sharon St Pierre

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



MH File Number: TX-25-122315-POS
Loan Type: VA

SEP 04 2025




ADRIAN LAWSON, MADISON COUNTY CLERK
BY 
HANNAH JETER, CLERK

EXHIBIT "A"

A METES & BOUNDS description of a certain 0.960 acre tract situated in the Hiram Walker Survey, Abstract No. 34 in Madison County, Texas, being all of a called 1.000 acre tract conveyed by Correction Warranty Deed to Frank Vacante and Amy Vacante, recorded in Volume 774, Page 114 of the Official Public Records of Madison County; said 0.960 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone;

COMMENCING at a found concrete monument marking the northwest corner of a called 15.9255 acre tract conveyed by Warranty Deed with Vendor's Lien to Phillip M. Grisham, Sr. and Darlene Grisham recorded in Volume 553, Page 24 of the Official Public Records of Madison County and the north corner of a called 20 acre tract conveyed by Warranty Deed to L.Z. Wiley recorded in Volume 250, Page 887 of the Deed Records of Madison County, from which a found 5/8-inch iron rod with cap marking the north corner of said 15.9255 acre tract bears North 51°42'25" East, 928.32 feet;

THENCE South 37°43'41" East, along the common line of said 15.9255 acre tract and said 20 acre tract, 739.34 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the northwest corner and the **POINT OF BEGINNING** of the herein described subject tract being common with a westerly corner of the remainder of a called 2.5 acre tract conveyed by Warranty Deed to Phillip M. Grisham and Darlene Grisham recorded in Volume 622, Page 263 of the Official Public Records of Madison County and in the east line of said 20 acre tract;

THENCE along the common lines of the herein described subject tract and said 2.5 acre remainder tract the following two (2) courses and distances:

1. North 76°04'38" East, 180.79 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter") marking the northeast corner of the herein described subject tract;
2. South 38°25'22" East, passing at 224.48 feet a found 3/8-inch iron rod for reference in the north line of Bozeman Ferry Road, continuing in all a total distance of 251.95 feet to a set PK Nail marking the southeast corner of the herein described subject tract being common with the south corner of said 2.5 acre tract and being in said Bozeman Ferry Road;

THENCE South 76°04'38" West, along Bozeman Ferry Road, 184.12 feet to a set PK Nail marking the southwest corner of the herein described subject tract being common with the southeast corner of aforementioned 20 acre tract;

THENCE North 37°43'41" West, along the common line of the herein described subject tract and said 20 acre tract, passing at 27.32 feet a set 5/8-inch iron rod (with cap stamped "Jones|Carter") for reference in aforementioned north line of Bozeman Ferry Road, continuing in all a total distance of 250.58 feet to the **POINT OF BEGINNING, CONTAINING** 0.960 acres of land in Madison County, Texas, as shown on Dwg No. 1554 filed in the offices of Jones|Carter in College Station, Texas.

