

23-02241  
375 BRIARWOOD ST, SILSBEE, TX 77656

FILED FOR RECORD

2023 JUL 20 PM 1:12

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY: *[Signature]*

Property: The Property to be sold is described as follows:  
  
EXHIBIT "A"

Security Instrument: Deed of Trust dated September 7, 2021 and recorded on October 4, 2021 at Instrument Number 2021-119382 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: September 5, 2023, at 10:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ANDREW LONG AND ALICIA B. LONG secures the repayment of a Note dated September 7, 2021 in the amount of \$178,508.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**



4791313

*Arthur Jones*

De Cubas & Lewis, P.C.  
Arthur Jones, Attorney at Law  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

*Tommy Jackson*

Substitute Trustee(s): Reid Ruple, Kathleen Adkins,  
Evan Press, Cary Corenblum, Kristopher Holub,  
Joshua Sanders, Renee Speight, Julian Perrine, Amy  
Oian, Catrena Ward, Matthew Hansen, Maryna  
Danielian, Dana Dennen, Tommy Jackson, Keata  
Smith, Margie Allen, Kyle Barclay, Tiffany Beggs,  
Stephanie Hernandez, Jami Grady, Christian Brooks,  
Michael Kolak, Crystal Koza, Ron Harmon and  
ServiceLink employees included but not limited to  
those listed herein.

c/o De Cubas & Lewis, P.C.  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 20 day of July, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

**BEING** a 1.4995 acre tract or parcel of land situated in the D.F. Singleton Survey, Abstract No. 900, Hardin County, Texas and being out of and part of that certain called 1.85 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Paul Carey Georgas and Robert Alton Georgas to Timothy H. Jones as recorded in Volume 1739, Page 930, Official Public Records, Hardin County, Texas and being all of that certain called 1.85 acre tract of land as conveyed in a "Substitute Trustee's Deed" to Paul Strahan as recorded in Inst No. 2016-70692, Official Public Records, Hardin County, Texas, save and except that certain called 0.346 acre tract of land as described in a "General Warranty Deed" from Paul D. Strahan to Word of Life Tabernacle of Kountze, Texas as recorded in Inst No. 2017-71 782, Official Public Records, Hardin County, Texas, said 1.4995 acre tract being more particularly described as follows:

**NOTE:** All bearings are referenced to the North line of the remainder of the said 1.85 acre Strahan tract as SOUTH 89° 52'57" EAST as recorded in the above referenced Inst No. 2017-71782, Official Public Records, Hardin County, Texas.

**BEGINNING** at a railroad spike found for the Northwest corner of the tract herein described, said corner also being the Southwest corner of that certain called 0.400 acre tract of land as described in a "Special Warranty Deed" from Carl Max Stark, Sr. and Flo Ellen Stark, Co Trustees to Carl Max Stark, Sr. and Flo Stark as recorded in Inst No. 2016-67369, Official Public Records, Hardin County, Texas and said corner being in the West line of the said D.F. Singleton Survey and the East line of the Eli Chance Survey, Abstract No. 160, Hardin County, Texas;

**THENCE** SOUTH 89°52'57" EAST, along and with the boundary between the tract herein described and the said 0.400 acre Stark tract, for a distance of 298.58 feet to a 1 1/2" iron pipe found for corner, said corner being the Southeast corner of the said 0.400 acre Stark tract and in the West line of that certain called 0.999 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Harvey Kit Taylor and Pamela Ann Taylor to Mark Alan Tate and Melissa Tate as recorded in Inst No. 2016-66950, Official Public Records, Hardin County, Texas;

**THENCE** SOUTH 00° 17 '36" WEST, along and with the boundary between the tract herein described and the said 0.999 acre Tate tract, for a distance of 87.91 feet to a 2" iron pipe found for corner, said corner being the Southwest corner of the said 0.999 acre Tate tract and the Northwest corner of that certain called 0. 9973 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Paul David Strahan and wife, Sandra Strahan to Adam Strahan and wife, Amy Strahan as recorded in Inst No. 2012-34115, Official Public Records of Real Property, Hardin County, Texas;

**THENCE** SOUTH 00°40'38" WEST, along and with the boundary between the tract herein

described and the said 0.9973 acre Adam Strahan tract, for a distance of 131.09 feet to a 1/2" iron rod with a cap stamped "SESCO" found for corner, said corner being the Northeast corner of the above referenced 0.346 Word of Life Tabernacle of Kountze, Texas tract;

THENCE NORTH 89°57'09" WEST, along and with the boundary between the tract herein described and the said 0.346 Word of Life Tabernacle of Kountze, Texas tract, for a distance of 297.09 feet to a 1/2" iron rod with a cap stamped "SESCO" found for corner, said corner being the Northwest corner of the said 0.346 Word of Life Tabernacle of Kountze, Texas tract and being in the East line of that certain called I acre tract of land as described in a General Warranty Deed" from Paul Carey Georgas to Robert Alton Georgas as recorded in Book 1517, Page 268, Official Public Records, Hardin County, Texas and said corner being in the West line of the said D.F. Singleton Survey and the East line of the said Eli Chance Survey;

THENCE NORTH 00°07'S9" EAST, along and with the boundary between the said D.F. Singleton Survey and the said Eli Chance Survey, for a distance of 219.36 feet to the POINT OF BEGINNING and containing 1.4995 Acres, more or less.

PARCEL NUMBER(S): 000900-000150