

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/22/2022

Grantor(s)/Mortgagor(s):
JUSTIN RUSHING, AN UNMARRIED MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 222033

Property County:
JONES

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

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Date of Sale: 10/3/2023

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ON THE SOUTH SIDE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

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.

~~Terry Browder, Laura Browder or Jamie Osborne, Laura Browder, Jamie Osborne or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee~~
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-98606-POS
Loan Type: FHA

POSTED NOTICE
DATE 8-17-23 **TIME** 9:13 AM
LeeAnn Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: Ariel Rogan

Exhibit "A"

BEING 0.59 acres and being all of Lot 11 and part of Lot 12. Block C, Westover Terrace Addition to the Town of Anson, Jones County, Texas, according to the map or plat thereof recorded in Slide 229, Plat Records, Jones County, Texas, said 0.59 acres being the same property recorded in Volume 356, Page 184, Official Public Records, Jones County, Texas and being more particularly described as follows:

BEGINNING at a 1" pipe found at the northeast corner of said Lot 11 for the northeast corner of this tract;

THENCE $S1^{\circ}26'36''W$ 310.00 feet to a 3/8" rebar set at the southeast corner of said Lot 12 for the southeast corner of this tract;

THENCE $N88^{\circ}42'50''W$ 22.0 feet along the SBL of said Lot 12 to a 3/8" rebar set for the southwest corner of this tract;

THENCE $N21^{\circ}52'44''W$ 278.60 feet to a 1/2" pipe found on the SBL of Westover Drive for the most westerly northwest corner of this tract in a curve to the left;

THENCE along the SBL of Westover Drive and along said curve to the left having a radius of 50.00 feet, a length of 66.97 feet and a chord bearing and distance of $N31^{\circ}06'05''E$ 62.07 feet to a 1" pipe found at the northwest corner of said Lot 11 for the most northerly northwest corner of this tract;

THENCE $S88^{\circ}42'50''E$ 101.59 feet along the NBL of said Lot 11 to the place of beginning and containing 0.59 acres of land.