

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/30/2022	Grantor(s)/Mortgagor(s): DUSTIN LYNN MCCORMICK AND JENNIFER ANN HOOD, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2022011059	Property County: VAN ZANDT
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: 11am
Place of Sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 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, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Misty McMillan, Tionna Hadnot, Auction.com LLC, Randy Daniel, Cindy Daniel, Jim O'Bryant, Randy Daniel or Cindy Daniel or Jim O'Bryant, 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.

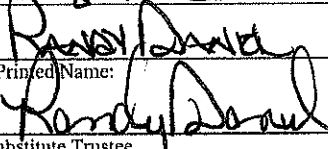
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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: 8/13/2025


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

Dated: 8-14-25

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

FILE FOR RECORD

AUG 14 2025

SUSAN STRICKLAND
 COUNTY CLERK VAN ZANDT COUNTY
 BY _____ DEP

MH File Number: TX-25-111540-POS
Loan Type: USDA Farm Loan

EXHIBIT A

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SAMUEL BELL SURVEY, ABSTRACT NO. 046, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF LOT NOS. 1-3, BLOCK NO. 18, PART OF EAST WOLFE STREET, (ADJACENT TO THE NORTH SIDE OF BLOCK NO. 18), AND ALSO BEING PART OF A 20 FOOT WIDE ALLEY IN SAID BLOCK NO. 18, RICHARDSON'S SECOND ADDITION, AN ADDITION TO THE CITY OF GRAND SALINE, VAN ZANDT COUNTY, TEXAS, AS RECORDED IN VOLUME 052, PAGE 002, DEED RECORDS, VAN ZANDT COUNTY, TEXAS, AND ALSO BEING ALL OF A CALLED 0.05 ACRE TRACT INTENDED TO BE ABANDONED BY CITY OF GRAND SALINE ORDINANCES 2022-115 AND 2022-116, (BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES REFLECTED HEREON ARE AT GRID), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT NO. 3, AND THE NORTHEAST CORNER OF LOT NO. 4, SAID POINT BEING IN THE EAST LINE OF SAID BLOCK NO. 18, AND THE WEST LINE OF NORTH GREEN STREET, (80' R.O.W.), FROM SAID POINT, A 1/2 INCH IRON ROD FOUND BENT, BEARS NORTH 89 DEGREES 29 MINUTES 56 SECONDS WEST, A DISTANCE OF 0.22 FEET;

THENCE, NORTH 89 DEGREES 29 MINUTES 56 SECONDS WEST, WITH A LINE COMMON TO LOT NOS. 3 & 4, AND PASSING AT A DISTANCE OF 114.48 FEET, A 1/2 INCH IRON PIPE FOUND, AND CONTINUING ON AND PASSING THE SOUTHWEST CORNER OF SAID LOT NO. 3, THE NORTHWEST CORNER OF SAID LOT NO. 4, AND THE SOUTHERN MOST SOUTHEAST CORNER OF SAID 0.05 ACRE TRACT, AND THE EAST LINE OF SAID ALLEY, AND CONTINUING ON FOR A TOTAL DISTANCE OF 117.37 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.05 ACRE TRACT;

THENCE, NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST, BEING TWO FEET FROM AND PARALLEL TO THE EAST LINE OF SAID ALLEY, AND ALONG THE WEST LINE OF SAID 0.05 ACRE TRACT, AND PASSING THE SOUTH LINE OF SAID EAST WOLFE STREET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 92.10 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAID 0.05 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 51 MINUTES 00 SECONDS EAST, BEING PARALLEL TO THE SOUTH LINE OF EAST WOLFE STREET, AND ALONG THE NORTH LINE OF SAID 0.05 ACRE TRACT, A DISTANCE OF 117.37 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.05 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST, WITH THE NORTHERN MOST EAST LINE OF SAID 0.05 ACRE TRACT, AND PASSING AT A DISTANCE OF 17.93 FEET, A 3/8 INCH IRON ROD FOUND AT THE NORTHERN MOST SOUTHEAST CORNER OF SAID 0.05 ACRE TRACT, THE NORTHEAST CORNER OF SAID LOT NO. 1, THE NORTHEAST CORNER OF SAID BLOCK NO. 18, AND THE INTERSECTION OF THE

SOUTH LINE OF SAID EAST WOLFE STREET WITH THE WEST LINE OF SAID NORTH GREEN STREET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 92.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,852 SQUARE FEET OR 0.25 ACRES OF LAND.

After recording,
please return to
First American Title.