

FILED FOR RECORD

2024 FEB -8 PM 1: 14

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS

**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.**

Debra H. Havel

Matter No.: 119921-TX

Date: February 1, 2024

County where Real Property is Located: Hardin

ORIGINAL MORTGAGOR: LINDSIE D POSTERT, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 11/21/2014, RECORDING INFORMATION: Recorded on 12/1/2014, as Instrument No. 2014-51649 and later modified by a loan modification agreement recorded as Instrument 2021-121813 on 12/20/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 0.2268 ACRE OF LAND, ALL OF LOT 16 AND PART OF LOT 17, BLOCK 40, ELECTRIC SUBDIVISION, RECORDED IN VOLUME 1, PAGE 143, MAP RECORDS, HARDIN COUNTY, TEXAS; SAID 0.2268 ACRE TRACT BEING COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/2/2024, the foreclosure sale will be conducted in Hardin County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

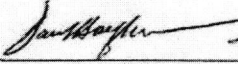
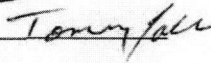
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 119921-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE MARGIE ALLEN, ANGIE BROOKS, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By:  
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Exhibit A TS# 119921-TX

BEING 0.2268 acre of land, all of Lot 16 and Part of Lot 17, Block 40, Electric Subdivision, recorded in Volume 1, Page 143, Map Records, Hardin County, Texas; said 0.2268 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a TXDOT concrete monument found on the intersection of the West right of way line of a dedicated road named F.M. Highway 326 and the North right of way line of a dedicated road named Barfield Street; said concrete monument being the Southeast corner of the herein described tract;

THENCE, Plat Bearing = South 89 deg., 42 min., 30 sec., West, on the North right of way line of said Barfield Street, a distance of 97.87' to a 1/2" steel rod, capped "SOUTEX", set for a common corner of Lots 15 and 16; said 1/2" steel rod being the Southwest corner of the herein described tract; from which a brass disc found in concrete found for a common corner of Lots 14 and 15, Block 40 bears South 89 deg., 42 min., 30 sec., West, a distance of 50.00';

THENCE, North 00 deg., 38 min., 00 sec., West, on the common line of said Lots 15 and 16, a distance of 100.46' (Called 100.00') to a point for corner being a common corner of Lots 3, 4, 15 and 16, Block 40; said point for corner being the Northwest corner of the herein described tract;

THENCE, North 89 deg., 31 min., 02 sec., East (Called North 89 deg., 42 min., 30 sec., East), on the common line of said Lots 3 and 16, and a portion of the common line of Lots 2 and 17, Block 40, a distance of 98.52' to a 1/2" steel rod found on the West right of way line of said F.M. Highway 326, same being the West line of a (Called 0.24) acre tract of land conveyed to the State of Texas, recorded in Volume 400, Page 450, Deed Records, Hardin County, Texas; said 1/2" steel rod being the Northeast corner of the herein described tract;

THENCE, South 00 deg., 15 min., 44 sec., East, on the West right of way line of said F.M. Highway 326, a distance of 100.79' to the POINT OF BEGINNING and containing 0.2268 acre of land, more or less.