

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.

