

12-7 1-6

FILED FOR RECORD
at 1:00 o'clock PM

OCT 21 2021

3680 Lost Creek Drive , Wills Point, TX 75169

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By *[Signature]*

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 12/07/2021

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hunt County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/12/2016 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number, 2016-8974 with Jerry Thornton and Melanie Thornton (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for SWBC Mortgage Corp. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jerry Thornton and Melanie Thornton, securing the payment of the indebtedness in the original amount of \$182,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PennyMac Loan Services, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT 1, OF LOST CREEK ESTATES, A SUBDIVISION IN HUNT COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 400, PAGE 959, PLAT RECORDS OF HUNT COUNTY, TEXAS.



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6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PennyMac Holdings, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PennyMac Loan Services, LLC
6101 Condor Drive
Suite 200
Moorpark, CA 93021



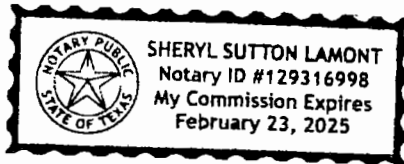
SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Randy Daniel
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared _____ Robert La Mont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

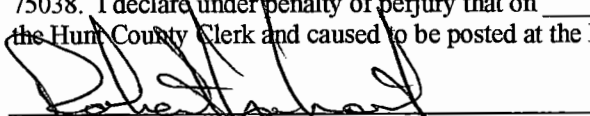
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st. day of October, 2021.


NOTARY PUBLIC in and for

_____ GREGG COUNTY
My commission expires: February 23, 2025
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ October 21, 2021, I filed at the office of the Hunt County Clerk and caused to be posted at the Hunt County courthouse this notice of sale.


Declarants Name: Robert La Mont
Date: October 21, 2021