

FILED FOR RECORD

2023 OCT 26 AM 8:43

CHRISTINA URBANE
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 116980-TX

Date: October 19, 2023

County where Real Property is Located: Tom Green

ORIGINAL MORTGAGOR: ABRAM MCNEAL AND STACIA MCNEAL, A MARRIED COUPLE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL
SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/20/2021, RECORDING INFORMATION: Recorded on 8/23/2021, as Instrument No. 202114991

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE SURFACE ESTATE ONLY IN AND TO:
TRACT 59, BLOCK 8, SECTION 4, DOVE CREEK SUBDIVISION, TOM GREEN COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 186, PLAT RECORDS OF TOM
GREEN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/5/2023, the foreclosure sale will be conducted in Tom Green 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.

