

FILED FOR RECORD
2026 MAR 12 AM 7:38

CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

2253 EAST VALLEY DR
SAN ANGELO, TX 76905

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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: April 07, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FOYER OF THE EDD B. KEYES BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 06, 2020 and recorded in Document INSTRUMENT NO. 202017913 real property records of TOM GREEN County, Texas, with BECKY A WALLACE AND RUSSELL E WALLANCE, A MARRIED COUPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES LLC, ITS SUCCESSORS AND ASSIGNS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BECKY A WALLACE AND RUSSELL E WALLANCE, A MARRIED COUPLE, securing the payment of the indebtednesses in the original principal amount of \$209,000.00, 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. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

Israel Saucedo

Israel Saucedo

Tony Brander

Certificate of Posting

My name is *Tony Brander*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *3/12/26* I filed at the office of the TOM GREEN County Clerk and caused to be posted at the TOM GREEN County courthouse this notice of sale.

Tony Brander
Declarant's Name: *Tony Brander*
Date: *3/12/26*

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TOM GREEN

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO: TRACTS 40 AND 41, QUAIL VALLEY SUBDIVISION, TOM GREEN COUNTY, TEXAS, PER THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TOM GREEN COUNTY, TEXAS.

THE SURFACE ESTATE ONLY IN AND TO: TRACTS 1 AND 2, CONSISTING OF 10.00 ACRES, RED CREEK SUBDIVISION, TOM GREEN COUNTY, TEXAS, PER THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TOM GREEN COUNTY TEXAS.