

12-5 F9

3680 Lost Creek Drive, Wills Point, TX 75169

23-010111

**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: 12/05/2023

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending 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 7/12/2016 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 Holdings, 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.

FILED FOR RECORD  
at 9:07 o'clock A M

NOV 02 2023

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 



4801209

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:

6101 Condor Drive  
Suite 200  
Moorpark, CA 93021

Sheryl LaMont  
**SUBSTITUTE TRUSTEE**  
Robert LaMont, Harriett Fletcher, Sheryl LaMont,  
Sharon St. Pierre OR AUCTION.COM OR Kirk  
Schwartz, Candace Sissac c/o Albertelli Law  
2201 W Royal Lane, Suite 200  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF Hunt

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, 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 2nd. day of November, 2023.



[Signature]  
NOTARY PUBLIC in and for  
Hunt COUNTY  
My commission expires: 06-04-2025  
Print Name of Notary: Brittany Gibson

**CERTIFICATE OF POSTING**

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 2, 2023 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: Sheryl LaMont  
Date: November 2, 2023