

7.2 F.C.

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.: 102616-TX

Date: April 29, 2024

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: JAMES W. RAMBERGER AND SONIA QUIJADA RAMBERGER,
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR PARAMOUNT RESIDENTIAL
MORTGAGE GROUP, INC. ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/26/2016, RECORDING INFORMATION: Recorded on 9/27/2016, as Instrument No.
2016 -12672

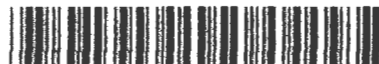
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND SITUATED IN THE L. V. MOORE SURVEY, ABSTRACT NO. 666, HUNT COUNTY, TEXAS,
MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/2/2024**, the foreclosure sale will be conducted in
Hunt 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 **1:00 PM**, 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

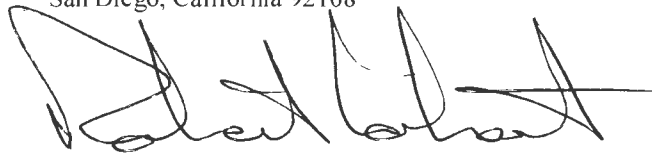
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above
referenced loan.



WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: 
Casper J. Rankin, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108



Posted by Robert LaMont, May 2, 2024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED FOR RECORD
at 12:27 o'clock P M

MAY 02 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

Exhibit A

LEGAL DESCRIPTION

All that certain Lot, tract or parcel of land situated in the L. V. Moore Survey, Abstract No. 666, Hunt County, Texas, and being known as that tract of land described in a Deed to Wells Fargo Financial Texas, Inc., as recorded in Document No. 2014-8049 of the Real Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Northeast line of F.M Highway No. 1563 at the South corner of said Wells Fargo tract;

THENCE N. 44 deg. 47 min. 56 sec. W. (Directional Control Line) with the Northeast line of said highway, a distance of 834.10 feet to a 1/2" iron rod found for corner at the Northwest corner of said Wells Fargo tract;

THENCE S. 88 deg. 47 min. 07 sec. E. along a fence line a distance of 598.94 feet to a point for corner at a tree and fence corner post found at the Northeast corner of said Wells Fargo tract;

THENCE S. 01 deg. 05 min. 47 sec. W. along a fence line, a distance of 579.27 feet to the POINT OF BEGINNING and containing 3.98 acres of land more or less