

STAYS IN FILE

3713 HERON ROOST PASS PFLUGERVILLE, TX-78660 00000009346982

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:

January 04, 2022

Time:

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

Place:

THE REAR "SALLYRORT" OF THE TRAVIS COUNTY COURTHOUSE 1000 GUADALUPE STREET,

202140347

AUSTIN, TEXAS 78701, OR THE PLACE DESIGNATED BY THE COUNTY COMMISSIONERS COURT

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 May 23, 2016 and recorded in Document CLERK'S FILE NO. 2016079875 real property records of TRAVIS County, Texas, with MATTHEW KOLINEK AND MELISSA KOLINEK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgages.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by MATTHEW KOLINEK AND MELISSA KOLINEK, securing the payment of the indebtednesses in the original principal amount of \$270,655.00, and obligations therein described including but not limited to the promissory note, and all medifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgage 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 administen 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 herby remove the original trustee and all successor substitute trustees and appoints in their steed JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM OR BRETT ADAMS 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. Dead 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.

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Israel Saucedo	
) (Q	Certificate of Posting
My name isAddison, Texas 75001-4320. I declare unit	, and my address is c/o 4004 Belt Line Road, Suite 100, der penalty of perjury that on I filed at the office
of the TRAVIS County Clerk and caused to be p	osted at the TRAVIS County courthouse this notice of sale.
Declarants Name:	
Date:	
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TRAVIS

EXHIBIT "A"

LOT 10, BLOCK L. THE PARK AT BLACKHAWK VI, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED, IN DOCUMENT NO. 200700176, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



202140347

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

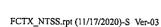
Dana De Seauvoir

Dana DeBeauvoir, County Clerk Travis County, Texas

Nov 18, 2021 08:18 AM-

Fee: \$3.00

LOPEZ



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