

FILED
The 13th day of Feb 2026
at 3:45 o'clock P.M.
DEBORAH AKERS
Clerk County Court Hardeman County, Texas
By Aissa Kitcher

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.: 144166-TX

Date: February 11, 2026

County where Real Property is Located: Hardeman

ORIGINAL MORTGAGOR: BRIANNA OVERSTREET, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NETWORK FUNDING, L.P., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/7/2021, RECORDING INFORMATION: Recorded on 1/7/2021, as Instrument No.
DI21-66203

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL OF LOT NO. SEVEN (7) IN BLOCK NO. ONE
HUNDRED SIX (106) IN THE TOWN OF CHILLICOTHE, ACCORDING TO THE MAP OF SAID TOWN
OF RECORD IN THE DEED RECORDS OF HARDEMAN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/7/2026**, the foreclosure sale will be conducted in
Hardeman 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.



Matter No.: 144166-TX

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 XOME INC., TEJAS CORPORATE SERVICES LLC, AGENCY SALES AND POSTING, LLC, ALDRIGE PITE, LLP** 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, 3333 Camino Del Rio South, Suite 225, 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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Posted by: Suzie Ritchie

Print name: Suzie Ritchie

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

COUNTY OF Hardeman

§
§
§

Pursuant to the applicable provisions of Texas law, I, Kari Lindsey on February 12, 2026, on behalf of and at the specific instruction and request of PennyMac Loan Services, LLC did file a Notice of Trustees Sale with the County Clerk of Hardeman County, Texas and did post a like Notice at the door of the Courthouse of Hardeman County, Texas. The land described in the Notice of Trustee's Sale is located in Hardeman County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 2/13, 2026.

Kari Lindsey
Kari Lindsey
(Printed Name)

As Agent for the Substitute Trustee Agency Sales and Posting, LLC

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Kari Lindsey who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 13th day of February, 2026.

Susie Ritchie
Notary Public in and for the State of Texas

My commission expires: 12-16-26

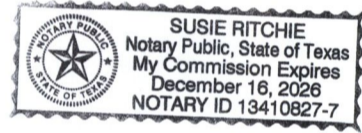


Exhibit "A"

ALL OF LOT NO. SEVEN (7) IN BLOCK NO. ONE HUNDRED SIX (106) IN THE TOWN OF CHILLICOTHE, ACCORDING TO THE MAP OF SAID TOWN OF RECORD IN THE DEED RECORDS OF HARDEMAN COUNTY, TEXAS.

Return to:
ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 144166-TX



4865963