

POSTED**Vicinta Stafford
Burnet County Clerk**

By Amy Grant

9:05 am, Jan 08 2026

1005 N BOUNDARY ST
BURNET, TX 78611

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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: February 03, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: AREA OUTSIDE COUNTY CLERK'S OFFICE ON EAST SIDE OF THE BURNET COUNTY COURTHOUSE UNLESS BAD WEATHER THAN INSIDE IN EAST HALLWAY OUTSIDE DOORWAY TO COUNTY CLERK OFFICE 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 October 25, 2019 and recorded in Document INSTRUMENT NO. 201911484 real property records of BURNET County, Texas, with GINA GLAESER, UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GINA GLAESER, UNMARRIED WOMAN, securing the payment of the indebtedness in the original principal amount of \$257,427.00, 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



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

Certificate of Posting

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

Declarants Name: _____

Date: _____

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BURNET

EXHIBIT "A"

BEGINNING AT THE SOUTHWEST CORNER OF THAT 0.305 ACRE TRACT DESCRIBED AND CONVEYED IN DEED DATED MARCH 14, 1979, FROM A. F. FOSTER AND WIFE TO II. M. RILEY AND WIFE, RECORDED IN VOLUME 261, PAGES 512-513 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS AND BEING THE NORTHWEST CORNER HEREOF WHICH BEGINNING POINT LIES SOUTH 9° 34' EAST, 408.4 FT FROM THE SOUTHWEST CORNER OF LOT 12, CORDOR ADDITION, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 2, PAGE 56 OF THE BURNET COUNTY PLAT RECORDS AND TO ALL OF WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

THENCE NORTH 80° 26' EAST WITH SOUTHERLY LINE OF SAID 0.305 ACRE TRACT, 141.68 FT. TO THE EASTERLY LINE OF SAID FONTER TRACT, FOR THE SOUTHEAST CORNER OF SAID 0.305 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 9° 34' EAST WITH EASTERLY LINE OF SAID FOSTER TRACT 105 FT. TO THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 80° 26' WEST 141.68 FT. TO THE EASTERLY LINE OF BOUNDARY STREET, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 9° 34' WEST WITH EASTERLY LINE OF SAID STREET, 105 FT. TO THE PLACE OF BEGINNING HEREOF AND CONTAINING 0.341 ACRE OF LAND.