

**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.: 143622-TX

Date: April 23, 2026

County where Real Property is Located: Scurry

ORIGINAL MORTGAGOR: BRANDON NICKELL, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/30/2016, RECORDING INFORMATION: Recorded on 9/6/2016, as Instrument No. 2016-20162709 in Book 888 Page 842, Deed of Trust re-recorded on 10/21/2016 as Instrument No. 2016-20163268 and later modified by a loan modification agreement recorded as Instrument 20193288 on 09/30/2019 and later modified by a loan modification agreement recorded as Instrument 20243835 on 12/11/2024 and later modified by a loan modification agreement recorded as Instrument 20252111 on 06/27/2025

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 0.3506 ACRE TRACT OF LAND SITUATED IN SECTION 181, BLOCK 3, H&GN RR CO SURVEY, ABSTRACT NO. 73, SCURRY COUNTY, TEXAS, BEING A PART OF LOTS 1, 2, AND 3, BLOCK 34, OF THE BLANKENSHIP ADDITION TO THE CITY OF SNYDER, AS RECORDED IN PLAT CABINET A, SLIDE 104, PLAT RECORDS, SCURRY COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.3507 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FROM DONALD RAY CHANDLER ET UX TO ALFRED J. BEAVER ET UX, DATED JUNE 1, 2006, RECORDED IN VOLUME 600, PAGE 221, DEED RECORDS, SCURRY COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS: MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/2/2026, the foreclosure sale will be conducted in Scurry 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:



Matter No.: 143622-TX

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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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  
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San Diego, California 92108

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

143622-TX

**EXHIBIT "A"**

attached to and made a part of  
Deed of Trust  
dated August 30, 2016

Brandon Nickell – PrimeWest Mortgage Corporation

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BEGINNING: at a ½" iron rod (set with cap marked "PATRIOT SURVEYING") at the northeast corner of the above mentioned 0.3507 acre tract and the southeast corner of that certain called tract to Darrell E. Highfield, as described in Volume 604, Page 895, being in the east boundary line of Block 34 and the west boundary line of Avenue W, from which a 5/8" iron rod (found) at the northwest corner of Lot 2 bears South 02°04'02" West, a distance of 20.47 feet, and from which a ½" iron rod (found) at the northeast corner of Block 34 bears North 02°04'02" East, a distance of 129.66 feet;

THENCE: South 02°04'02" West, for a distance of 98.38 feet, with the east boundary line of Block 34, to an "X" in concrete (set) at the southeast corner of said 0.3507 acre tract and the northeast corner of that certain called tract to Alan Kyle Callison as described in Volume 810, Page 369;

THENCE: North 87°56'00" West, for a distance of 150.00 feet, with the south boundary line of said 0.3507 acre tract and the north boundary line of the above mentioned Callison tract, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING") at the northwest corner of said Callison tract being in the west boundary line of Lot 2;

THENCE: North 02°04'02" East, for a distance of 78.03 feet, with the west boundary line of the Lot 2, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING") at the northeast corner of that certain called tract to Bertha Dolberry as described in Volume 476, Page 431, being the common corner of Lots 1, 2, 3, and 4;

THENCE: North 87°55'58" West, for a distance of 39.90 feet, with the south boundary line of Lot 3, to a ½" iron rod (found) at the southeast corner of that certain called tract to Ricky L. Upham et ux as described in Volume 438, Page 358;

THENCE: North 02°04'02" East, for a distance of 17.21 feet, with the east boundary line of the above mentioned Upham tract, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING") at the northwest corner of said 0.3507 acre tract and the southwest corner of the above mentioned Highfield tract;

THENCE: South 88°52'46" East, for a distance of 189.93 feet, with the south boundary line of said Highfield tract and the north boundary line of said 0.3507 acre tract, back to the Place of Beginning and containing 0.3506 acres of land.

All bearings, distances, and areas are grid and based upon Texas State Plane Coordinate System (NAD 83), Texas North Central Zone (4202), as determined through GPS observations. The Theta Angle at the Point of Beginning is -01° 19' 19" and the combined scale factor is 0.999777456.

SAVE AND EXCEPT all oil, gas and other minerals in, on and under the above-described property; same having been previously reserved.

SUBJECT TO any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.