

**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.: 101759-TX

Date: December 1, 2022

County where Real Property is Located: Scurry

ORIGINAL MORTGAGOR: ARTURO TORRES AND SPOUSE, EDELMIRA TORRES  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR JEFFERSON BANK, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: PennyMac Loan Services, LLC  
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 10/18/2019, RECORDING INFORMATION: Recorded on 10/18/2019, as Instrument No. 20193522 in Book 965 Page 338

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): TRACT 1: BEING ALL OF LOT NUMBER THIRTY-FOUR (34), IN BLOCK NUMBER TWO (2), OF THE PARK PLACE ADDITION, TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AS THE SAME APPEARS ACCORDING TO THE PLAT OF SAID ADDITION, WHICH IS RECORDED IN CABINET "A", SLIDE 89, PLAT RECORDS, SCURRY COUNTY, TEXAS, SAVE AND EXCEPT THE WEST

25' THEREOF.

MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/7/2023, 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:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

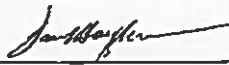


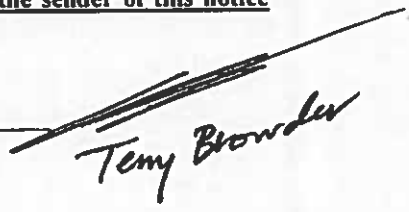
Matter No.: 101759-TX

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, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, PAUL A. HOEFKER, ROBERT L. NEGRIN 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:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024



Return to:  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

EXHIBIT A

**Tract 1:** Being all of Lot Number Thirty-four (34), in Block Number Two (2), of the PARK PLACE ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in Cabinet "A", Slide 89, Plat Records, Scurry County, Texas, SAVE AND EXCEPT the West 25' thereof.

**Tract 2:** Being the West part of Number Thirty-five (35), in Block Number Two (2), of the PARK PLACE ADDITION, to the City of Snyder, Scurry County, Texas, as recorded in Plat Cabinet "A", Slide 89, Plat Records of Scurry County, Texas as follows:

**BEGINNING** at a point in the curved North line of said Block 2, for the Northwest corner of said Lot 35, from which point a 1/2" iron rod found bears N. 73° 43' 30" W a distance of 34.90 feet;

**THENCE** Easterly along said curve having a radial bearing and distance of N 12° 31' 59" E 267.40 feet through a central angle of 08° 21' 27" for an arc distance of 39.00 feet (chord S 81° 38' 44" E 38.97 feet) to a 1/2" iron rod/cap marked "RPLS 3690" found for the Northeast corner of this tract;

**THENCE** S 01° 29' 22" W along the East line of this tract for a distance of 120.50 feet to a 1/2" iron rod/cap marked "RPLS 3690" found in the North line of a 20 foot wide alley for the Southeast corner of this tract;

**THENCE** West along the South line of this tract and North line of said alley for a distance of 53.62 feet to a point for the Southwest corner of this tract and being the Southwest corner of said Lot 35, from which point a 1/2" iron rod found bears West a distance of 63.50 feet;

**THENCE** N 08° 12' 31" E along the West line of this tract and West line of said Lot 35 for a distance of 127.43 feet to the place of beginning.