

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.: 100927-TX

Date: April 21, 2022

County where Real Property is Located: Scurry

ORIGINAL MORTGAGOR: MICHAEL TAYLOR AND SAMANTHA TAYLOR, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 4/6/2017, RECORDING INFORMATION: Recorded on 4/10/2017, as Instrument No. 2017-20171029 in Book 903 Page 647 and later modified by a loan modification agreement recorded as Instrument 20202257 on 06/25/2020 V: 980 PG: 575

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 38.58 ACRE TRACT OF LAND SITUATED IN SECTION 156, BLOCK 97, H&TC RR CO SURVEY, ABSTRACT NO. 2992, SCURRY COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 158.26 ACRE TRACT AS DESCRIBED IN A DEED FROM MAMIE PATTERSON TO RENEE FLOYD, DATED SEPTEMBER 21, 2006, RECORDED IN VOLUME 609, PAGE 670, AND A PART OF THAT CERTAIN CALLED 70 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED FROM MAMIE PATTERSON TO RENEE FLOYD, DATED OCTOBER 6, 2006, RECORDED IN VOLUME 610, PAGE 891, DEED RECORDS, SCURRY COUNTY, TEXAS, DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS: MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/5/2022, 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



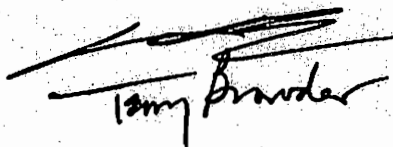
Matter No.: 100927-TX


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 MARSHA MONROE, TERRY BROWDER, LAURA BROWDER, 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 Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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"

A 38.58 ACRE TRACT OF LAND SITUATED IN SECTION 156, BLOCK 97, H&TC RR CO SURVEY, ABSTRACT NO. 2992, SCURRY COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 158.26 ACRE TRACT AS DESCRIBED IN A DEED FROM MAMIE PATTERSON TO RENEE FLOYD, DATED SEPTEMBER 21, 2006, RECORDED IN VOLUME 609, PAGE 670, AND A PART OF THAT CERTAIN CALLED 70 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED FROM MAMIE PATTERSON TO RENEE FLOYD, DATED OCTOBER 6, 2006, RECORDED IN VOLUME 610, PAGE 891, DEED RECORDS, SCURRY COUNTY, TEXAS, DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a ½" iron rod (set with cap marked "PATRIOT SURVEYING") in the east west right-of-way line of Farm to Market Road 1609, from which a concrete right-of-way monument (found) bears North 02°47'50" East, a distance of 3889.79 feet, and a 60D Nail (found) at the northeast corner of Section 156 bears South 87°12'10" East, a distance of 44.78 feet and North 02°47'25" East, a distance of 1372.22 feet;

THENCE: South 02°47'50" West, a distance of 1291.43 feet, with the west right-of-way line for Farm to Market Road 1609, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING"), from which a concrete right-of-way monument (found) bears South 02°47'50" West, a distance of 2480.20 feet;

THENCE: North 87°09'05" West, a distance of 1376.44 feet to ½" iron rod (set with cap marked "PATRIOT SURVEYING"), next to a power pole/ fence corner, from which a two inch iron pipe (found) at the southwest corner of the above mentioned 158.26 acre description, bears South 02°18'27" West, a distance of 20.76 feet, and North 87°41'33" West a distance of 1229.24 feet;

THENCE: North 04°35'56" East, a distance of 1185.20 feet, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING") next to a fence corner;

THENCE: North 42°09'36" East, a distance of 25.03 feet, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING") next to a fence corner;

THENCE: South 87°55'52" East, a distance of 806.38 feet, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING") next to a fence corner;

THENCE: North 50°40'02" East, a distance of 113.25 feet, to a ½" iron rod (set with cap marked "PATRIOT SURVEYING");

THENCE: South 87°12'10" East, a distance of 433.00 feet, back to the Place of Beginning and containing 38.58 acres of land.

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.