

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.: 105335-TX

Date: November 3, 2022

County where Real Property is Located: Shackelford

ORIGINAL MORTGAGOR: JOHN R. FARMER, JOINED HEREIN PRO FORMA BY HIS WIFE,
ANGELA V. FARMER

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS,
INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 10/30/2006, RECORDING INFORMATION: Recorded on 10/30/2006, as Instrument
No. 261132 in Book 0516 Page 0646 and later modified by a loan modification agreement recorded as Instrument
20210846 on 11/05/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **0.51 ACRES OF LAND OUT OF OVERBY
SUBDIVISION OF BLOCK 27 BARRE'S ADDITION TO THE TOWN OF ALBANY, SHACKELFORD
COUNTY, TEXAS, AND BEING THE SAME LAND AS MORE COMPLETELY DESCRIBED IN
ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/3/2023**, the foreclosure sale will be conducted in
Shackelford 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




FILED
11/10/2022 10:01 AM
CHERI HAWKINS
COUNTY & DISTRICT CLERK
SHACKELFORD COUNTY, TX
Dana Russell, Deputy

Matter No.: 105335-TX

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 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 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"

0.51 ACRES OF LAND OUT OF OVERBY SUBDIVISION OF BLOCK 27 BARRE'S ADDITION TO THE TOWN OF ALBANY, SHACKELFORD COUNTY, TEXAS, AND BEING THE SAME LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 457, PAGE 685, DEED RECORDS, SHACKELFORD COUNTY, TEXAS.

BEGINNING AT A BRASS HIGHWAY DISK FOUND FOR THE NORTHWEST CORNER OF LOT 4 AND THE NORTHEAST CORNER OF LOT 5, OVERBY SUBDIVISION OF BLOCK 27 OF BARRE'S ADDITION;

THENCE EAST WITH THE NORTH LINE OF BLOCK 27 AND THE SOUTH LINE OF U.S. HIGHWAY 180 PASSING THE NORTHEAST CORNER OF LOT 4 AT 55.0', THE NORTHEAST CORNER OF LOT 3 AT 110.0' AND CONTINUING A TOTAL OF 120.00' TO A 1/2" IRON PIN SET AT THE NORTHEAST CORNER OF VOLUME 457 PAGE 685 AND THE NORTHWEST CORNER OF VOLUME 204 PAGE 206;

THENCE SOUTH 160.80' TO A FENCE CORNER IN THE NORTH LINE OF A 20.0' ALLEY BEING THE SOUTHEAST CORNER OF VOLUME 457.PAGE 685 AND THE SOUTHWEST CORNER OF VOLUME 204 PAGE 206;

THENCE WEST WITH THE SOUTH LINE OF BLOCK 27 AND THE NORTH LINE OF THE ALLEY PASSING THE SOUTHWEST CORNER OF LOT 2 AT 10.0', THE SOUTHWEST CORNER OF LOT 3 AT 65.0', THE SOUTHWEST CORNER OF LOT 4 AT 120.0' AND CONTINUING A TOTAL OF 139.0' TO A 5/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF VOLUME 457 PAGE 685 AND THE SOUTHEAST CORNER OF 647 PAGE 774;

THENCE NORTH 157.63' TO A 5/8" IRON PIN FOUND IN THE SOUTH LINE OF U.S. HIGHWAY 180 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 80° 29'22"E WITH THE SOUTH LINE OF THE HIGHWAY 19.27' TO THE PLACE OF BEGINNING AND CONTAINING 0.51 ACRES OF LAND.