

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.: 107467-TX

Date: November 8, 2022

County where Real Property is Located: Milam

Filed 10 day of Nov
in 2022, At 3:48 P.M.
By Jodi Morgan
County Clerk, Milam County, Texas
Deputy

ORIGINAL MORTGAGOR: JONATHAN MCIRVIN & KIM MCIRVIN, HUSBAND AND WIFE

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 6/2/2006, RECORDING INFORMATION: Recorded on 6/12/2006, in Book 1011 Page 709 and later modified by a loan modification agreement recorded as Instrument 11744 BK 1314 PG 560 on 07/28/2017

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN MILAM COUNTY, TEXAS, BEING PART OF THE S.P. CARSON SURVEY, ABSTRACT NO. 119 AND BEING ALL OF TRACT 7 - 4.07 ACRES**

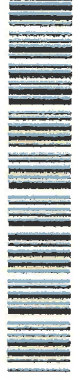
MORE COMPLETELY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/3/2023, the foreclosure sale will be conducted in Milam 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 10:00 AM, 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



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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 PETE FLOREZ, PAUL A. HOFFKER, 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

107467-TX

All that certain tract or parcel of land situated in Milan County, Texas, being part of the S. P. Carson Survey, Abstract No. 119 and being all of Tract 7 - 4.07 acres (4,070 acres as surveyed by me this date), Western Hills Subdivision (Unrecorded Subdivision) as conveyed from Dale Eugene Bandy, et ux to Coby Waise by Deed dated October 1, 1996 and being recorded in Volume 735, Page 594 of the Deed Records of said Milan County and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pin found at the end of Inwood Drive, same being the East line of Tract 1, (Inwood Oaks - Slide 72D) to Dale Bandy (551/425) for the Northwest corner of this tract;

THENCE N72°23'39"E - 48.84 feet with the South line and end of Inwood Drive to an iron pin found for the Southwest corner of Tract 8 - 2.46 acres (Western Hills Subdivision) to the Hall Family Trust (666/549) and for an interior ell corner of this tract;

THENCE N71°23'27"E - 314.93 feet with the fenced South line of said Tract 8 to an iron pin found at a fence corner post on the west line of a Victor J. Svetlik 6.518 acre tract (695/520) for the Southeast corner of said Tract 8, same being the Southwest corner of Tract 12 - 5.80 acres (Western Hills Subdivision), same also being the Northwest corner of Tract 11 - 6.40 acres (Western Hills Subdivision); and for the Northeast corner of this tract;

THENCE S18°34'15"E - 480.78 feet with a common West fence line of said Tract 11 and said Svetlik 6.518 acre tract and a Victor J. Svetlik, et ux 7.677 acres (690/420), respectively, to an iron pin found on the North line of a Mark W. Skubal, et ux 41.179 acre tract (636/577) for a common Southwest corner of said Tract 11 and said Svetlik 7.677 acre tract and for the Southeast corner of this tract;

THENCE S69°35'51"W - 365.13 feet with the fenced North line of said Skubal 41.179 acre tract to an iron pin found at a fence corner post for the Northeast corner of Tract 18 - 0.52 acre (Inwood Oaks) to Richard Inman (758/721), same being the Southeast corner of Tract 9 - 0.52 acre (Inwood Oaks) to Richard Inman (758/721) and for the Southwest corner of this tract;

THENCE N18°26'00"W (Dead Bearing) - 493.04 feet with the East line of said Tract 9; Tract 6 - 1.00 acre (In-Jod Oaks) to said Inman (758/721) and Tract 1, respectively, to the PLACE OF BEGINNING and containing 4.070 Acres of Land.

EXHIBIT "A"

(Legal Description)

SEE EXHIBIT 'A', LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF

YEAR: USED

MAKE: OAKWOOD

MODEL: OAKWOOD/OAKWOOD

SERIAL NUMBER: HOTX10A01898A/HOTX10A01898B

LENGTH/WIDTH: 48.25' X 27.667'

"LAND AND HOME MATTERS. OWNER ACKNOWLEDGES THAT THE LAND AND MANUFACTURED HOME COVERED BY THE SECURITY INSTRUMENT ARE TO BE TREATED AS REAL PROPERTY FOR ALL PURPOSES UNDER TEXAS LAW AND THAT THE PARTIES HAVE ELECTED NOT TO BE GOVERNED BY CHAPTER 347 OF THE TEXAS FINANCE CODE."
