

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.: 116947-TX

Date: February 26, 2024

County where Real Property is Located: Falls

ORIGINAL MORTGAGOR: DONALD R. BARKER AND DONNA J. BARKER, HUSBAND AND WIFE

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

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 4/24/2018, RECORDING INFORMATION: Recorded on 4/26/2018, as Instrument No. 00000922 in Book OR00343 Page 00312

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING 0.210 ACRES, MORE OR LESS, OF THE NEIL MCLENNAN SURVEY, ABSTRACT NO. 31 AND BEING THE NORTH SIXTY ONE FEET (N. 61') OF LOTS FOUR (4), FIVE (5) AND SIX (6), IN BLOCK TWENTY-FIVE (25), OF THE TOWNSITE ADDITION TO THE CITY OF ROSEBUD, IN FALLS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 11, PAGE 212 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, AND ALSO BEING THE SAME LAND CONVEYED TO MARY OGLESBY IN VOLUME 323, PAGE 59 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2024**, the foreclosure sale will be conducted in **Falls** 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

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At 3:26 o'clock PM

FEB 29 2024

CLYDE A. BERRY, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY



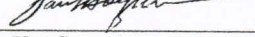
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AP NOS/SOT 08212019

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 PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, FLORENCE ROSAS, ENRIQUE FLOREZ, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, KATHLEEN ADKINS, AUCTION.COM, PAUL A. HOEFKER** 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
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT "A"

TS# 116947-TX

BEING 0.210 ACRES, MORE OR LESS, OF THE NEIL MCLENNAN SURVEY, ABSTRACT NO. 31, AND BEING THE NORTH SIXTY ONE FEET (N. 61') OF LOTS FOUR (4), FIVE (5) AND SIX (6), IN BLOCK TWENTY FIVE (25), OF THE TOWNSITE ADDITION TO THE CITY OF ROSEBUD, IN FALLS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 11, PAGE 212 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, AND ALSO BEING THE SAME LAND CONVEYED TO MARY OGLESBY IN VOLUME 323, PAGE 59 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS;

BEGINNING AT A BRIDGE SPIKE, SET, AT THE NORTHEAST CORNER OF SAID LOT 6 AND AT THE INTERSECTION OF THE SOUTH LINE OF A 20 FT. WIDE ALLEY, IN SAID BLOCK 25, WITH THE WEST LINE OF N. FOURTH STREET, FROM WHENCE A 3/8 INCH IRON PIN, FOUND, BRS. S 73 DEGREES 48 MINUTES 13 SECONDS E, 2.47 FEET;

THENCE, S 30 DEGREES 00 MINUTES 00 SECONDS E, WITH THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF SAID N. FOURTH STREET, 61.00 FEET, TO A BRIDGE SPIKE, SET, AT THE SOUTHEAST CORNER HEREOF AND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LISA ANN FISHER AND JAMES CURTIS FOSTER AS RECORDED IN VOLUME 169, PAGE 863 OF SAID OFFICIAL RECORDS, FROM WHENCE A 3/8 INCH IRON PIN, FOUND, BRS. S 23 DEGREES 57 MINUTES 21 SECONDS E, 3.28 FEET, AND A 3/8 INCH IRON PIN, FOUND, AT THE SOUTHEAST CORNER OF LOT 6, BRS. S 30 DEGREES 00 MINUTES 00 SECONDS E, 79.00 FEET;

THENCE, S 60 DEGREES 00 MINUTES 00 SECONDS W, WITH THE SOUTH LINE HEREOF AND THE NORTH LINE OF SAID FISHER/FOSTER TRACT, CROSSING SAID LOTS 4, 5 AND 6, 149.95 FEET, TO A BRIDGE SPIKE, SET, IN THE WEST LINE OF SAID LOT 4 AND IN THE EAST LINE OF SAID LOT 3, AT THE SOUTHWEST CORNER HEREOF AND AT THE NORTHWEST CORNER OF SAID FISHER/FOSTER TRACT, FROM WHENCE A 3/8 INCH IRON PIN, FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 4 AND AT THE SOUTHEAST CORNER OF SAID LOT 3, BRS. S 30 DEGREES 00 MINUTES 00 SECONDS E, 79.00 FEET;

THENCE, N 30 DEGREES 00 MINUTES 00 SECONDS W, WITH THE COMMON LINE OF SAID LOTS 3 AND 4, 61.00 FEET, TO A BRIDGE SPIKE, SET, AT THE NORTHWEST CORNER OF SAID LOT 4 AND AT THE NORTHEAST CORNER OF SAID LOT 3 AND ALSO BEING IN THE SOUTH LINE OF SAID ALLEY;

THENCE, N 60 DEGREES 00 MINUTES 00 SECONDS E, WITH THE NORTH LINE OF SAID LOTS 4, 5 AND 6 AND THE SOUTH LINE OF SAID ALLEY, 149.95 FEET, TO THE PLACE OF BEGINNING.