

## 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.: 142135-TX

Date: November 24, 2025

County where Real Property is Located: Eastland

ORIGINAL MORTGAGOR: ALEXIS BROOME, AND BRODIE BROOME, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 5/3/2022, RECORDING INFORMATION: Recorded on 5/4/2022, as Instrument No. 2022-001338

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OF LAND OF 66 X 122-1/2 FEET OUT OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 91 OF THE CITY OF CISCO, EASTLAND COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/6/2026, the foreclosure sale will be conducted in **Eastland** 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 authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

RECEIVED 1/21 M.  
CATHY JENTHO, COUNTY CLERK

NOV 25 2025  
AP NOS/SOT 08212019



4859379

EASTLAND COUNTY, TEXAS  
By DR Deputy

**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 AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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: *Hollis Hamilton*

Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**

ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

Exhibit "A"

**142135-TX**

**Legal Description**

BEING A TRACT OF LAND OF 66 X 122-1/2 FEET OUT OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 91 OF THE CITY OF CISCO, EASTLAND COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 60 D NAIL, IN THE EAST LINE OF SAID LOT 1, FOR THE SOUTHEAST CORNER OF THIS TRACT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT BEARS OF RECORD SOUTHERLY 10';

THENCE S61°18' 20" W, ALONG THE NORTH LINE OF WEST 8TH STREET, A DISTANCE 66 FEET TO A FOUND 5/8" REBAR FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N28°28' 40" W, A DISTANCE OF 122.5 FEET TO A FOUND 1/2" REBAR FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N61°18' 20" E, AT A 65.6' PASSING A SET 3/8" REBAR WITH A CAP, AND CONTINUING FOR A TOTAL DISTANCE OF 66 FEET TO A POINT, ON THE WEST LINE OF AVENUE J, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S28°28'40" E, ALONG THE WEST LINE OF SAID AVENUE J, A DISTANCE OF 122.5 FEET TO THE PLACE OF BEGINNING AND BEING THE SAME LAND CONVEYED TO WM. CRANFILL AND WIFE, BY ANGLUS B. DAVIS AND WIFE, BY DEED DATED APRIL 3, 1948 RECORDED IN VOLUME 411, PAGE 168 OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS.