

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.: 146487-TX

Date: March 17, 2026

County where Real Property is Located: Medina

ORIGINAL MORTGAGOR: MICHELLE LEE ROLAND AND PHILIP ARNOLD ROLAND,
TRUSTEES OF THE ROLAND FAMILY REVOCABLE TRUST DATED
SEPTEMBER 3, 2014

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

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/23/2021, RECORDING INFORMATION: Recorded on 8/25/2021, as Instrument No.
2021009441

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): DESCRIPTION OF 0.994 ACRES, MORE OR
LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DEVINE, MEDINA
COUNTY, TEXAS, OUT OF SURVEY NO. 2, ABSTRACT NO. 714, F. NIGGLI, ORIGINAL GRANTEE,
AND BEING THAT SAME CERTAIN CALLED 0.995 ACRES OF LAND RECORDED IN VOLUME 78,
PAGE 824 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, SAID 0.994 ACRES
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN ATTACHED EXHIBIT
"A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/5/2026, the foreclosure sale will be conducted in
Medina 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



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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 AUCTION.COM, LLC, 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 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: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Shelby Martin
Shelby Martin
3/19/23

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

146487-TX

EXHIBIT "A"

H A H SURVEYING COMPANY
14110 WILLOWDALE DR.
LITTLE, TEXAS 70652

JOB NO. 11 101.92
PH 1-401.92

DESCRIPTION OF 0.004 ACRES, MORE OR LESS, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DRYVIE, HENNING COUNTY, TEXAS, NOT ON SURVEY NO. 2, ABSTRACT NO. 714, F. HIGLEY, ORIGINAL GRABBER, AND BEING THAT SAME CERTAIN CALLED 0.004 ACRES OF LAND DESCRIBED IN VOLUME 70, PAGE 824 OF THE OFFICIAL PUBLIC RECORDS OF HENNING COUNTY, TEXAS, SAID 0.004 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found in the north right-of-way line of Zig Zag Ave., same being the southeast corner of said H.004 acre tract, for the southeast corner of this tract;

THENCE N 85 deg. 57' 30" E, 100.00 feet to an iron pin found by a corner post, same being in the north right-of-way line of said Zig Zag Ave. for the northeast corner of this tract;

THENCE N 01 deg. 42' 30" E, along a fence, 425.73 feet to an iron pin found by a corner post, for the northwest corner of this tract;

THENCE S 85 deg. 47' 35" E, along a fence, 80.83 feet to an iron pin found by a corner post, for the northeast corner of this tract;

THENCE S 01 deg. 45' 13" W, along a fence, 425.46 feet to the POINT OF BEGINNING.

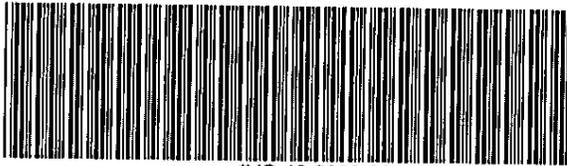
I, Rodney W. Little, a Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground under my supervision, this the 21st day of November, 1982.



RODNEY W. LITTLE, R.P.L.S.
TEXAS REGISTRATION NO. 4224



Sheet A



VG-42-2026-26-000050

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000050

Foreclosure Posting

Recorded On: March 19, 2026 09:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000050
Receipt Number: 20260319000015
Recorded Date/Time: March 19, 2026 09:51 AM
User: Jaylen P
Station: cccash2

Record and Return To:

Martins



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX