

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.: 055620-TX

Date: August 12, 2021

County where Real Property is Located: Falls

ORIGINAL MORTGAGOR: MARK A. GARNER AND SPOUSE, CHRISTIANNE M. GARNER

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY
AS NOMINEE FOR UNITED LENDING PARTNERS,LP, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/15/2004, RECORDING INFORMATION: Recorded on 9/20/2004, as Instrument No. 2280 in Book 166 Page 872

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): FIELD NOTES FOR 2.00 ACRES OF LAND OUT OF THE HENRY FANTHARP SURVEY, ABSTRACT NO. 176, IN MCLENNAN COUNTY, TEXAS, BEING A PART OF THAT CALLED 20 ACRE TRACT CONVEYED TO DAVID L. GARNER AND CYNTHIA A. GARNER BY A CORRECTION WARRANTY DEED DATED FEBRUARY 10, 2000, AND RECORDED IN VOLUME 166, PAGE 525, OF THE FALLS COUNTY, TEXAS, OFFICIAL RECORDS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/7/2021, 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 11:00 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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CO. CLK. FALLS CO.



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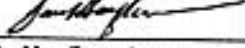
AP NOS/SOT 08212019

Matter No.: 055620-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 AUCTION.COM, PETE FLOREZ, 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. (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

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EXHIBIT A

Field notes for 2.00 acres of land out of the Henry Fancher Survey, Abstract No. 176, in McLusken County, Texas, being a part of that called 20 acre tract conveyed to David L. Garner and Cynthia A. Garner by a Correction Warranty Deed dated February 10, 2000, and recorded in Volume 166, Page 525, of the Falls County, Texas, Official Records. The said 2.00 acres is shown on the attached plat and is more particularly described by metes and bounds as follows:

Beginning at a mag nail placed in asphalt pavement in the center of County Road No. 118, being at the southeast corner of said 20 acre tract, and being the southeast corner of the herein described tract.

THENCE S 61deg 00min 00sec W (Basis of Bearings) 168.00 ft. along the south line of said 20 acre tract, and with said road, to a mag nail placed in asphalt pavement for the southwest corner of the herein described tract.

THENCE N 29deg 09min 56sec W, at 30 ft. pass a 1/2" diameter iron rod placed for reference, a total distance of 518.50 ft. to a 1/2" diameter iron rod placed for the northwest corner of the herein described tract.

THENCE N 61deg 00min 00sec E 168.00 ft. to a 1/2" diameter iron rod placed in the east line of said 20 acre tract for the northeast corner of the herein described tract.

THENCE S 29deg 09min 56sec E along the east line of said 20 acre tract, at 488.70 ft. pass a nail found in concrete, a total distance of 518.50 ft. to the POINT OF BEGINNING.

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AUG 16 2021

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