

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
23 FEB 16 AM 10:56

**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.**

WANDA WISE  
CLERK, MARION CO.  
BY: *[Signature]* DEPUTY

Matter No.: 096471-TX

Date: February 15, 2023

County where Real Property is Located: Marion

ORIGINAL MORTGAGOR: BERRY DEAN MILLER, A SINGLE MAN  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: PennyMac Loan Services, LLC  
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 10/9/2018, RECORDING INFORMATION: Recorded on 10/15/2018, as Instrument No. 2506 in Book 972 Page 209

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A CERTAIN 0.289 OF AN ACRE TRACT OF LAND LOCATED IN THE RIVER OAKS ADDITION TO THE CITY OF JEFFERSON IN MARION COUNTY , TEXAS, THE ORIGINAL PLAT OF SAID ADDITION BEING RECORDED IN CABINET A, SLIDE 194, THIS TRACT BEING PART OF THE REVISED PLAT OF BLOCK 8 OF SAID ADDITION AS RECORDED IN VOLUME 358, PAGE 460, THIS TRACT BEING PREVIOUSLY DESCRIBED IN A DEED RECORDED IN VOLUME 724, PAGE 894, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON DAVE HAMILTON MAPPING AND SURVEYING PLAT #762: ALL OF LOT 12 OF BLOCK 8 OF SAID ADDITION, THIS TRACT BEING SUBJECT TO ALL EASEMENTS OF RECORD.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/4/2023, the foreclosure sale will be conducted in Marion 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

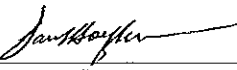


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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and 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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, 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, 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  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036



Posted by Robert La Mont, February 16, 2023.