

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 153346-TX

Date September 4, 2026

County where Real Property is Located Harris

ORIGINAL MORTGAGOR JAMIU TAIWO AND OPEOLUWA OSUJI, HUSBAND AND WIFE

ORIGINAL MORTGAGEE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR ARK-LA-TEX FINANCIAL
SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS
AND ASSIGNS

CURRENT MORTGAGEE PennyMac Loan Services, LLC

MORTGAGE SERVICER PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/14/2023, RECORDING INFORMATION Recorded on 3/16/2023, as Instrument No
RP-2023-92304

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION) LOT FOUR (4), IN BLOCK THREE (3), OF
MARVIDA, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO 695906 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/3/2026, the foreclosure sale will be conducted in
Harris 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

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



Matter No 153346-TX

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 Jeremy Jang
Jeremy Jang, 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