

26-00203
705 S PATTERSON ST, CAMPBELL, TX 75422

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:
SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated July 6, 2020 and recorded on July 7, 2020 at Instrument Number 2020-10690 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: May 5, 2026, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by LYNDESEY JOYCE DARNELL secures the repayment of a Note dated July 6, 2020 in the amount of \$130,303.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

FILED FOR RECORD
at 9:56 o'clock A M

MAR 16 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Landrum*



4869003

Kathryn Dahlin

De Cubas & Lewis, P.C.
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Richard Carr Jr

Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers,
Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad
Wallace, Tonya Washington, Tionna Hadnot, Misty
McMillan, Shawn Schiller, Jackie Perkins,
Auction.com LLC, Randy Daniel, Cindy Daniel, Liz
Hach, Cheryl Harris||Richard Paul Carr Jr, Harriett
Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy
Daniel, Margaret Rosanne Kayl, Jabria Foy, Heather
Golden, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Richard Carr Jr, declare under penalty of perjury that on the 16 day of March, 2026. I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT 'A'

File No.: 2507746-F1257 (LO)

Property: 705 South Patterson Street, Campell, TX 75422-2819

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 859, CITY OF CAMPBELL, HUNT COUNTY, TEXAS, AND BEING PART OF BLOCK 1 OF J.F. BEASLEY'S ADDITION, AN ADDITION TO THE CITY OF CAMPBELL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73, PAGE 40 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM THE ESTATE OF EDNA MAE LOWERY TO DOROTHY GORE PARK, TRUSTEE, AS RECORDED IN DOCUMENT NO. 2014-3459 OF THE OPR RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOY ALL & ASSOC." SET (HEREINAFTER CALLED 1/2" IRON ROD SET) FOR CORNER IN THE EAST LINE OF F.M. HIGHWAY NO. 513 (PATTERSON STREET) AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM LENA HAMRIC TO DELLA BROOKSHIRE AS RECORDED IN VOLUME 262, PAGE 66 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE ABOVE CITED SUBJECT TRACT, SAID POINT ALSO BEING S. 04 DEG. 44 MIN. 12 SEC. W. A DISTANCE OF 122.95 FEET FROM A CONCRETE MONUMENT FOUND FOR CORNER AT THE INTERSECTION OF THE EAST LINE OF F.M. HIGHWAY NO. 513 WITH THE NORTH LINE OF OAK STREET;

THENCE S. 83 DEG. 33 MIN. 05 SEC. E. WITH THE SOUTH LINE OF SAID BROOKSHIRE TRACT A DISTANCE OF 89.67 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S. 06 DEG. 03 MIN. 59 SEC. W. A DISTANCE OF 88.72 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF THE ABOVE CITED BLOCK I;

THENCE N. 83 DEG. 56 MIN. 01 SEC. W. WITH THE SOUTH LINE OF BLOCK I A DISTANCE OF 87.59 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE SOUTH LINE OF BLOCK 1 WITH THE EAST LINE OF F.M. HIGHWAY NO. 513;

THENCE N. 04 DEG. 44 MIN. 12 SEC. E. WITH THE EAST LINE OF F.M. HIGHWAY NO. 513 A DISTANCE OF 89.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.181 ACRES OF LAND, MORE OR LESS.

A.P.N. 221183

