

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.

FILED FOR RECORD
at 2:42 o'clock
APR 23 2026
BECKY LANDRUM
County Clerk, Hunt County, Tex.
S. Landrum

Matter No.: 144112-TX

Date: April 20, 2026

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: MARION K SCOTT AND ERROL G. SCOTT II, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 2/15 2022, RECORDING INFORMATION: Recorded on 2/17/2022, as Instrument No. 2022-03837

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 3, BLOCK "M", OF CADDO DOWNS, PHASE 2, AN ADDITION TO THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLIDES 373-376 AND DOCUMENT NO. 2021-04039, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/7/2026**, the foreclosure sale will be conducted in **Hunt** 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

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.



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Matter No.: 144112-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: Hollis Hamilton
Hollis Rose Hamilton, 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

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

§
§
§

COUNTY OF Hunt

Pursuant to the applicable provisions of Texas law, I, Richard Carr Jr on April 23, 2026, on behalf of and at the specific instruction and request of PennyMac Loan Services, LLC did file a Notice of Trustees Sale with the County Clerk of Hunt County, Texas and did post a like Notice at the door of the Courthouse of Hunt County, Texas. The land described in the Notice of Trustee's Sale is located in Hunt County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 04-23, 2026

Richard Carr Jr

Richard Carr Jr

(Printed Name)

As Agent for the Substitute Trustee Agency Sales and Posting, LLC

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Richard Carr Jr who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 23 day of April, 2026

H. Dawson

Notary Public in and for the State of Texas

My commission expires: 02/07/2028

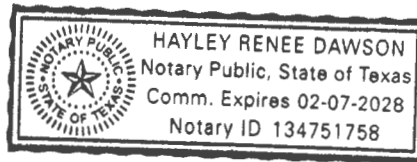


Exhibit "A"

LOT 3, BLOCK "M", OF CADDO DOWNS, PHASE 2, AN ADDITION TO THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLIDES 373-376 AND DOCUMENT NO. 2021-04039, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

Return to:

ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 144112-TX