

26-02334

2034 DONKER DR, ROYSE CITY, TX 75189

at 2:23 P.M. FILED FOR RECORD
JUN 10 2026
BECKY LANDRUM
County Clerk, Hunt County, Tex.
Skins

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

Property:

The Property to be sold is described as follows:

Lot 9, in Block 45, of Final Plat Verandah Phase 4, a subdivision in Hunt County, Texas according to the map or plat thereof recorded in Cabinet "I", Slide 546, of the Plat Records of Hunt County, Texas.

Security Instrument:

Deed of Trust dated October 27, 2023 and recorded on October 31, 2023 at Instrument Number 2023-21333 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information:

September 1, 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 SEBASTIAN ANDRE BUSTOS AND LILLY ANNA BUSTOS secures the repayment of a Note dated October 27, 2023 in the amount of \$308,311.00. 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.



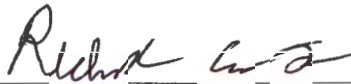
4877285

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No. 24145898
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De Cubas & Lewis, P.C.

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

Phone: (954) 453-0365
Fax: (469) 518-4972



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, Kara Riley, Catherine Geddie, 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 10 day of
June, 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).