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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.: 152975-TX

Date: August 27, 2026

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: LEOCADIO CERVANTES GONZALEZ, AN UNMARRIED MAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR SECURITY NATIONAL
MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: PennyMac Loan Services, LLC
MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 7/30/2021, RECORDING INFORMATION: Recorded on 8/5/2021, as Instrument No. 2021-16990

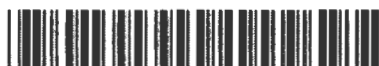
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A TRACT OF LAND SITUATED IN THE JULIET PORTER SURVEY, ABSTRACT NO. 819, HUNT COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO THOMAS G. LAND, JR. AND STEPHANIE E. LAND, HUSBAND AND WIFE, BY DEED RECORDED IN INSTRUMENT NO. 2015-6087, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED LEGAL EXHIBIT A**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/6/2026**, 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.

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 XOME INC., TEJAS CORPORATE SERVICES LLC, NFPDS-TX 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

Posted by Richard Carr Jr
Rm 42

EXHIBIT "A"

Being a tract of land situated in the Juliet Porter Survey, Abstract No. 819, Hunt County, Texas, same being that tract of land conveyed to Thomas G. Land, Jr. and Stephanie E. Land, husband and wife, by deed recorded in Instrument No. 2015-6087, Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of that tract of land conveyed to Teodoro Vidales, by deed recorded in Instrument No. 2014-15569, Official Public Records of Hunt County, Texas, same lying along the North line of that tract of land conveyed to Octavio L. Lomas, by deed recorded in Instrument No. 2016-5329, Official Public Records of Hunt County, Texas, and lying in the centerline of County Road 1079 (public right-of-way);

THENCE North 01 degree 40 minutes 21 seconds East, along the East line of said Vidales tract, passing at a distance of 25.14 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 348.14 feet to a 1/2 inch iron rod found for corner, said corner being an inside "ell" corner of said Vidales tract;

THENCE South 88 degrees 43 minutes 16 seconds East, along a South line of said Vidales tract, passing at a distance of 219.01 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 410.15 feet to a point for corner, said corner being an inside "ell" corner of that tract of land conveyed to Catarino Vidales, by deed recorded in Instrument No. 2014-15568, Official Public Records of Hunt County, Texas, from which a fence post found bears North 40 degrees 53 minutes 10 seconds West, a distance of 0.87 feet for witness;

THENCE South 11 degrees 10 minutes 40 seconds East, along a West line of said Vidales tract (2014-15568), passing at a distance of 318.87 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 339.18 feet to a point for corner, said corner being the Southwest corner of said Vidales tract (2014-15568), same lying along the North line of said Lomas tract, and lying along the aforementioned centerline of County Road 1079;

THENCE South 89 degrees 16 minutes 54 seconds West, along said centerline of County Road 1079, a distance of 486.00 feet to the POINT OF BEGINNING and containing 152,444 square feet or 3.50 acres of land.

FILED FOR RECORD
at 9:09 o'clock A^M

SEP 03 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. King*