

AT 1043 O'CLOCK 9 M. NOV 13 2025

25-02100

102 HONEYSUCKLE, BECKVILLE, TX 75631

NOV 13 2025

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

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

Property: The Property to be sold is described as follows:

ALL THAT CERTAIN LOT ONE (1), BLOCK TWO (2), WILDWOOD ESTATES TO THE CITY OF BECKVILLE, TEXAS, AS SHOWN BY THE PLAT OF SAID ADDITION RECORDED IN VOLUME 4, PAGE 88, PLAT RECORDS OF PANOLA COUNTY, TEXAS

Security Instrument: Deed of Trust dated April 3, 2019 and recorded on April 5, 2019 at Book 2018 and Page 820 Instrument Number 216085 in the real property records of PANOLA County, Texas, which contains a power of sale.

Sale Information: January 6, 2026, at 10:00 AM, or not later than three hours thereafter, at the steps located on the east side of the Panola 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 BRITTANY N. PEREZ secures the repayment of a Note dated April 3, 2019 in the amount of \$134,343.00. 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.



4858126

ServiceLink

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

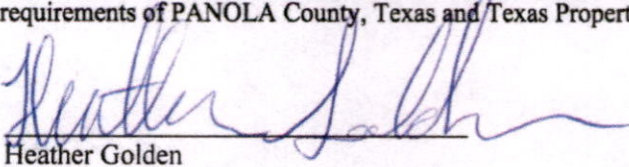
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Substitute Trustee(s): Sheryl LaMont, Terri Worley,
Lisa DeLong, Christine Wheelless, Sharon St. Pierre,
Phillip Hawkins, Ramiro Cuevas, Patrick Zwiers,
Darla Boettcher, Lisa Bruno, , Auction.com
LLC||Sheryl LaMont, Harriett Fletcher, Sharon St.
Pierre, Jabria Foy, Heather Golden, Kara Riley,
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, Heather Golden, declare under penalty of perjury that on the 13th day of
November, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of PANOLA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).


Heather Golden