

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: <u>4/17/2013</u>	Grantor(s)/Mortgagor(s): <u>ROY ALAN PAUL AND SALLIE L. PAUL, HUSBAND AND WIFE</u>
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SWBC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 858 Page: 295 Instrument No: 1375	Property County: <u>MARION</u>
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 6101 Condor Drive, Moorpark, CA 93021
Date of Sale: <u>8/4/2026</u>	Earliest Time Sale Will Begin: <u>10:00 AM</u>
Place of Sale of Property: THE AUSTIN STREET COURTHOUSE DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Harriett Fletcher or Sheryl LaMont, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 6/9/2026



Cole Patton, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 6/15/26

Catherine Geddie

Printed Name:

Catherine Geddie

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED FOR RECORD
26 JUN 16 AM 11:13
KIMBERLY WISE
CO. CLERK, MARION CO.
BY A. S. Briet DEPUTY

MH File Number: TX-26-126450-POS
Loan Type: VA

Tejas

EXHIBIT "A"

All that certain 30.07 acre tract of land in the William Edmondson Survey, Abstract 122 in Marion County, Texas. Being all of the called 29.072 acre tract of land conveyed from Howard Keith Croner, et ux, to Julius F. Wynn and wife, Vera H. Wynn, by Warranty Deed recorded in Volume 455, Page 516, of the deed records of Marion County, Texas. Said called 29.072 acre tract of land includes the called 2 acre tract of land conveyed from Howard Keith Croner, et ux, to Julius F. Wynn and wife, Vera H. Wynn, by warranty deed recorded in Volume 453, Page 2, and also a called 1.05 acre tract in Volume 418, Page 534 of the deed records of Marion County, Texas. Said 29.071 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/2" iron pipe found at fence corner for the Southwest corner of said called 29.072 acre tract and of this tract:

THENCE: North (Bearing based on Deed Cal. Volume 455, Page 610) with the West line of said called 29.072 acre tract, 1123.43 ft. to a 3/8" re-bar found at fence corner for the Northwest corner of this tract and the Southwest corner of the Thomas Formby, et ux, called 11.7 acre tract described in Warranty deed recorded in Volume 390, Page 144, of the Deed Records of Marion County, Texas;

THENCE: S 89° 42' 31" E, with the South line of said Formby tract, 1150.33 ft. to a 3/8" re-bar found for the most Northern northeast corner of this tract and the Northeast corner of the Vera H. Wynn called 1.05 acre tract;

THENCE: along Highway Right of Way along a curve to the right having a radius of 5,660.58' and an arc length of 674.27' to a type 1 Right of Way Monument (disturbed);

THENCE: S 06° 39' 12" W, with said West right-of-way line, 170.87 ft. to a 1/2" re-bar with cap found;

THENCE: S 00° 22' 55" E, with said West right-of-way line, 300.07 ft. to a 1/2" re-bar with cap found for the Southeast corner of said called 29.072 acre tract and of this tract;

THENCE: S 89° 41' 58" W, with the South line of said called 29.072 acre tract, 1172.01 ft. to the Place of Beginning containing 30.07 acres of land more or less.