

25-05632
609 NW 5TH ST, KERENS, TX 75144

2025-138
FILED FOR RECORD
AT 1:28 O'CLOCK P.M.

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

DEC 29 2025

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY 12 DEPUTY

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated May 7, 2018 and recorded on May 8, 2018 at Instrument Number 00003333 in the real property records of NAVARRO County, Texas, which contains a power of sale.

Sale Information: March 3, 2026, at 1:00 PM, or not later than three hours thereafter, at the front steps of Navarro 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 TYLER LEE secures the repayment of a Note dated May 7, 2018 in the amount of \$68,732.00. 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.



4861842

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
3313 W. Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Sharon Pierre

Substitute Trustee(s): Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Mollie McCoslin, Jabria Foy, Heather Golden, Kara Riley, Agency Sales and Posting LLC||Xome Inc. and Tejas Corporate Services, LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Sharon St.Pierre, declare under penalty of perjury that on the 29th day of December, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NAVARRO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A

All that certain lot, tract or parcel of land, located within the Hyram Bush Survey, Abstract Number 46 in Navarro County, Texas, being all of a called 0.339 acre tract described in Volume 1365, Page 501 of the Official Records of Navarro County, Texas (O.R.N.C.T.), the same being known as a part of Lots 1, 2, 3, 8, 9 and 10, Block 3 of the Price Addition to the Town of Kerens, Texas as shown on a plat recorded in Volume 289, Page 422 of the Deed Records of Navarro County, Texas (D.R.N.C.T.) and described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod in the southeast margin of NW 5th Street (shown as 4th Street per recorded plat) and in the northwest line of Lot 1, being the north corner of a tract recorded in Instrument Number 2013-00007086 (O.R.N.C.T.), and being the west corner of this tract;

THENCE North $57^{\circ}49'57''$ East with the southeast margin of NW 5th Street and the northwest line of this tract, a distance of 98.80 feet to a found 1/2 inch iron rod in a chain-link fence in the northwest line of Lot 10, the same being the west corner of a tract recorded in Instrument Number 2017-00004330 (O.R.N.C.T.), and being the north corner of this tract;

THENCE South $32^{\circ}14'37''$ East with a chain-link fence, a distance of 150.00 feet to a found 1/2 inch iron rod at a chain-link fence corner, being the south corner of a called 0.14 acre tract recorded in Instrument Number 2012-00007426 (O.R.N.C.T.), the same being in the northwest line of a tract recorded in Instrument Number 2006-00009326 (O.R.N.C.T.), and being the east corner of this tract;

THENCE South $57^{\circ}49'57''$ West with the northwest line of said tract recorded in Instrument Number 2006-00009326 (O.R.N.C.T.) and continuing with the northwest line of a tract recorded in Volume 1353, Page 145 (O.R.N.C.T.) a distance of 98.80 feet to a set 1/2 inch iron rod at the east corner of the aforementioned tract recorded in Instrument Number 2013-00007086 (O.R.N.C.T.) and being the south corner of this tract;

THENCE North $32^{\circ}14'37''$ West, a distance of 150.00 feet to the **PLACE OF BEGINNING**, containing 0.340 acres of land.