

FEB 26 2023

C&M No. 44-26-00086/ FILE NOS

JANET BROWN, COUNTY CLERK
TYLER COUNTY TEXAS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 02, 2022 and recorded under Vol. 1300, Page 582, or Clerk's File No. 22-1808, in the real property records of TYLER County Texas, with Jordan Paninski and Katherine Paninski, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Willow Bend Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jordan Paninski and Katherine Paninski, husband and wife securing payment of the indebtedness in the original principal amount of \$165,938.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jordan Paninski and Katherine Paninski. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

Legal Description:

FIELD NOTE DESCRIPTION OF A 0.452 ACRE TRACT OF LAND SITUATED IN THE NORMAN DELANO SURVEY, ABSTRACT 213, TYLER COUNTY TEXAS AND BEING A PART OF A CALLED 6.977 ACRE TRACT DESCRIBED IN VOLUME 476 PAGE 133 TYLER COUNTY DEED RECORDS (TCDR). THE SAID 0.452 ACRE TRACT BEING THE CALLED 0.452 ACRE TRACT CONVEYED TO ROY B. HARTT AND VELMALYNN HARTT BY DEED RECORDED IN VOLUME 934 PAGE 465 OFFICIAL PUBLIC RECORDS TYLER COUNTY (OPRTC). THE SAID 0.452 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 04/07/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: TYLER County Courthouse, Texas at the following location: All that area under the steps giving access to the north entrance to the second floor of the courthouse, bounded on the south by the north wall of the courthouse building, more particularly all that area lying within 6 feet and 8 inches on either side of a line beginning at the middle of the north entrance of the first floor of the courthouse and running due north 19 feet and 6 inches, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED TO PURCHASE THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER'S STRICT COMPLIANCE WITH FINCEN.

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.

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 Keata Smith, Stephanie Hernandez, Tiffany Sandvick, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 02/23/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name:

Stephanie Hernandez
Stephanie Hernandez

C&M No. 44-26-00086

EXHIBIT A

0.452 Acre Tract
Norman Delano Survey, A-213
Tyler County Texas

Field note description of a 0.452 acre tract of land situated in the Norman Delano Survey, Abstract 213, Tyler County Texas and being a part of a called 6.977 acre tract described in Volume 476 Page 133 Tyler County Deed Records (TCDR). The said 0.452 acre tract being the called 0.452 acre tract conveyed to Roy B. Hart and Velva Lynn Hart by deed recorded in Volume 934 Page 463 Official Public Records Tyler County (OPRTC). The said 0.452 acre tract being more particularly described as follows:

Bearings are based on the east line of the Hart called 0.452 acre tract described in Volume 934 Page 463 OPRTC, called S 00 deg 12' 05" W.

Beginning at a 5/8" iron rod found in the north line of said 6.977 acre tract for the northeast corner of the Debbie Dobbins called 0.513 acre tract described in Volume 695 Page 910 OPRTC and northwest corner of said Hart tract;

Thence S 24 deg 04' 10" E 110.52 feet with the north line of said 6.977 acre tract and along with the south line of the James Bergman called 10.000 acre tract described in Volume 522 Page 742 OPRTC to a 5/8" iron rod found for the northeast corner of said Hart tract;

Thence S 00 deg 12' 05" W 178.66 feet with the east line of said Hart tract to a 5/8" iron rod found in the center of a 30 feet wide road easement conveyed to the Public and Tyler County recorded in Volume 445 Page 742 TCDR for the southeast corner of said Hart tract;

Thence N 84 deg 28' 32" W 110.42 feet with the south line of said Hart tract and center of said road easement to a 120 d spike found for the southeast corner of said 0.513 acre tract;

Thence N 00 deg 11' 32" E 179.32 feet with the east line of said 0.513 acre tract to the Place of Beginning containing 0.452 acre of land more or less.