

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD
2026 APR 16 AM 11:06
SUSAN STANLEY
COUNTY CLERK
VAN ZANDT COUNTY TEXAS

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 April 17, 2015 and recorded under Clerk's File No. 2015-003155, in the real property records of VAN ZANDT County Texas, with Dustin Coil, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dustin Coil, single man securing payment of the indebtedness in the original principal amount of \$125,133.00 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 Dustin Coil. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E. VAN SICKLE SURVEY, ABSTRACT NO. 885, VAN ZANDT COUNTY, TEXAS, SAME BEING TWO TRACTS OF LAND CONVEYED TO FRED T. BROWNLEE AND WIFE, WANDA J. BROWNLEE, IN VOLUME 1332, PAGE 716, AND VOLUME 1438, PAGE 230, BOTH OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/02/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: VAN ZANDT County Courthouse, Texas at the following location: On the steps to the north entrance of the Van Zandt County Courthouse, 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 Mortgageor, the Mortgagee or the Mortgagee's attorney.



STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR 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 Randy Daniel, Agency Sales and Posting, 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 04/15/2026.

/s/ Danya F. Gladney SBOT No. 24059786, 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: Randy Daniel

C&M No. 44-26-01587

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SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT
BY _____ DEPUTY

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the E. VAN SICKLE SURVEY, Abstract No. 885, Van Zandt County, Texas, same being two tracts of land conveyed to Fred T. Brownlee and wife, Wanda J. Brownlee, in Volume 1332, page 716, and Volume 1438, page 230, both of the Real Records of Van Zandt Count, Texas, and being more particularly described as follows:

BEGINNING at a R. R. spike found for the far East corner of said Brownlee tracts, in County Road No. 3106;

THENCE South 47 deg. 00 min. 44 sec. West, within said County Road No. 3106, 208.71 feet to a cotton spindle set for the far South corner of said Brownlee tracts;

THENCE North 43 deg. 50 min. 08 sec. West, 521.89 feet to a 3/8 inch steel rod found for corner;

THENCE North 43 deg. 51 min. 36 sec. West, 208.39 feet to a 1/2 inch steel rod found for the far West corner of said Brownlee tracts;

THENCE North 46 deg. 57 min. 59 sec. East, 208.55 feet to a 1/2 inch steel rod found for the far North corner of said Brownlee tracts;

THENCE South 43 deg. 51 min. 19 sec. East, passing a 3/4 inch steel rod found at 208.71 feet, in all 730.45 feet to the point of beginning and containing 3.5 acres of land.