

26-01411  
16003 SUNSET DR, LYTLE, TX 78052

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

- Property:** The Property to be sold is described as follows:  
  
Lot 29, Block 1, Lake Shore Estates, City of Lytle, Medina County, Texas, according to map or plat thereof Recorded in Volume 9, Page(S) 158, of the Map and/or Plat Records of Medina County, Texas.
- Security Instrument:** Deed of Trust dated December 22, 2016 and recorded on December 27, 2016 at Instrument Number 2016009052 in the real property records of MEDINA County, Texas, which contains a power of sale.
- Sale Information:** June 2, 2026, at 1:00 PM, or not later than three hours thereafter, at the area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, Near the front entrance designated as the location for all foreclosure sales. Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, 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 GUILLERMO PEREZ AND TIFFANY ZULAICA PEREZ secures the repayment of a Note dated December 22, 2016 in the amount of \$245,000.00. 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.**



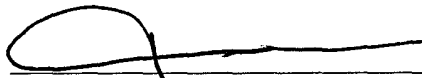
4871232

/s/Corey Lewis

Corey Lewis, Attorney at Law  
Texas Bar No. 24134172  
[txsalesteam@decubaslewis.com](mailto:txsalesteam@decubaslewis.com)  
**De Cubas & Lewis, P.C.**

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

Phone: (954) 453-0365  
Fax: (469) 518-4972

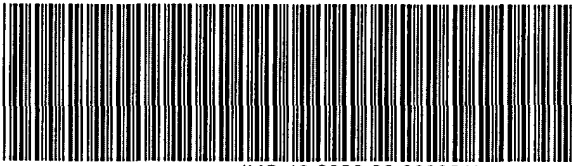


Substitute Trustee(s): Cassie Martin, Alexis Martin,  
Martha Rossington, Reyn Rossington, Wayne  
Daughtrey, Shelby Martin, Terri Martin, Agency Sales  
and Posting LLC

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

Certificate of Posting

I, Terri Martin, declare under penalty of perjury that on the 9th day of April, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MEDINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



\*VG-42-2026-26-000061\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 26-000061

Foreclosure Posting

Recorded On: April 09, 2026 01:37 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

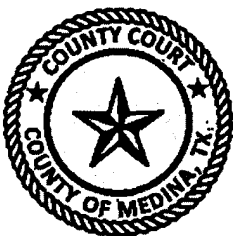
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000061  
Receipt Number: 20260409000029  
Recorded Date/Time: April 09, 2026 01:37 PM  
User: Ruby G  
Station: ccscan1.medinacounty.local

**Record and Return To:**

TERRI MARTIN



STATE OF TEXAS  
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion  
Medina County Clerk  
Medina County, TX