

26-00609
16412 COUNTY RD 3100, SLATON, TX 79364

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

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

LOT EIGHT (8), BEDNARZ ADDITION, LUBBOCK COUNTY, TEXAS,
ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED
THEREOF RECORDED IN DOCUMENT NUMBER 2021055073, OFFICIAL
PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS
- Security Instrument:** Deed of Trust dated April 7, 2025 and recorded on April 15, 2025 at Instrument Number
202014029 in the real property records of LUBBOCK County, Texas, which contains a
power of sale.
- Sale Information:** May 5, 2026, at 10:00 AM, or not later than three hours thereafter, at the gazebo located
on the front lawn of the Lubbock County Courthouse with the first alternate location
being the 2nd floor auditorium at 916 Main and the second alternate location being the
Commissioner's Courtroom located on the 5th floor of the 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 MICHAEL JOSEPH BARTON AND GABRIELLE
MONIQUE BARTON secures the repayment of a Note dated April 7, 2025 in the amount
of \$470,000.00. 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.**



4867227

Kathryn Dahlin

De Cubas & Lewis, P.C.
Kathryn Dahlin, Attorney at Law

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

[Signature]
Substitute Trustee(s): Terry Browder, Laura Browder,
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, *Terry Browder*, declare under penalty of perjury that on the 26 day of February, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LUBBOCK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
02/26/2026 11:10 AM
FEE: \$2.00
2026006867