

26-03182
7911 GOLDENGROVE DR, SPRING, TX 77379

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

Property

The Property to be sold is described as follows

Lot Three (3), in Block Eleven (11), of OAKWOOD GLEN WEST, SECTION TWO (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 289, Page 141, Map Records of Harris County, Texas

Security Instrument

Deed of Trust dated July 31, 2024 and recorded on August 1, 2024 at Instrument Number RP-2024-278431 in the real property records of HARRIS County, Texas which contains a power of sale

Sale Information

November 3, 2026, at 10 00 AM, or not later than three hours thereafter, at THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 JOSEPHINE R LLAMAS secures the repayment of a Note dated July 31, 2024 in the amount of \$254,308 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



4884284

/s/ Justin Ritchie

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Sandy Dasigenis

Substitute Trustee(s) Carl Meyers, Leb Kemp, Traci
Yeaman, Israel Curtis, John Sisk, Clay Golden, Dana
Dennen, Joshua Sanders, Cary Corenblum, Wesley
Fowler-Williams, Ramiro Cuevas, Matthew Hansen,
Daniel Hart, Auction com LLC||Jeff Leva, Sandy
Dasigenis, Patricia Poston, Megan L Randle, Ebbie
Murphy, Steve Leva, 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, _____, declare under penalty of perjury that on the _____ day of
_____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of HARRIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2)

COPY

UNOFFICIAL