FILED 9/24/2026 9:11:00 AM FRCL-2026-7069 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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26-02275
15338 W LITTLE YORK RD #207, HOUSTON, TX 77084

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property — The Property to be sold is described as follows

SEE EXHIBIT "A"

Security Instrument — Deed of Trust dated June 26, 2015 and recorded on June 29, 2015 at Instrument Number 20150282264 in the real property records of HARRIS County, Texas, which contains a power of sale

Sale Information — December 1, 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 MICHELLE HESTER BODKIN AND CHRISTOPHER ALAN BODKIN secures the repayment of a Note dated June 26, 2015 in the amount of $112,917 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.

4887702

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/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No 24145898
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) 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)

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ER 070-99-0938

Exhibit "A"

A tract or parcel of land containing 0 0554 acres (2,415 square feet) being out of and a part of Lot 38 and Lot 39, in Block 9, of Langham Creek Colony, Section One, an addition in Harris County, Texas, according to the plat as recorded in Volume 289, Page 99 of the Map Records of Harris County, Texas, said 0.0554 acre tract being more particularly described by metes and bounds as follows with bearings based on the recorded plat,

COMMENCING at a point for corner being the Southeast corner of said Langham Creek Colony, Section One, said point for corner lying in the North right of way line of West Little York Road, (100 feet in width), said point for corner also being the Southeast corner of Lot 44, in Block 9,

THENCE South 87 degrees 55 minutes 27 seconds West, along the said North right of way line of West Little York Road, passing at 208.00 feet a point for corner being the Southeast corner of Lot 39, same being the Southwest corner of Lot 40, continuing for a total distance of 219 99 feet to a found 1/2 inch iron rod marking the POINT OF BEGINNING and the Southeast corner of the herein described tract,

THENCE South 87 degrees 55 minutes 27 seconds West, along the said North right of way line of West Little York Road, passing at 26 01 feet a point for corner being the Southwest corner of said Lot 39, same being the Southeast corner of Lot 38, continuing for a total distance of 26 25 feet to a point for corner being the Southwest corner of the herein described tract,

THENCE North 02 degrees 04 minutes 33 seconds West, a distance of 92 00 feet to a found 5/8 inch iron rod marking the Northwest corner of the herein described tract,

THENCE North 87 degrees 55 minutes 27 seconds East, passing at 0 24 feet a point in the East line of said Lot 38, same being the West line of said Lot 39, continuing for a total distance of 26 25 feet to a found crows foot cut in concrete marking the Northeast corner of the herein described tract;

THENCE South 02 degrees 04 minutes 33 seconds East, a distance of 92.00 feet to the POINT OF BEGINNING and containing 0 0554 acres, (2,415 square feet) of land.

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