

Our Case No. 26-07364-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF HARRIS

Deed of Trust Date:
August 13, 2024

Property address:
260 EL DORADO BLVD APARTMENT 2403
WEBSTER, TX 77598

Grantor(s)/Mortgagor(s):
COURTNEY LAPREE, SINGLE WOMAN

LEGAL DESCRIPTION: The following described Townhome, Limited Common Elements and undivided percentage interest in the General Common Elements (together constituting and herein sometimes collectively called the "Unit") located in and being a part of El Dorado Trace Condominiums, a Condominium Project in Harris County, Texas, according to that certain Declaration and Master Deed dated February 4, 1980, establishing a condominium regime therefor (herein called the "Master Deed") and the exhibits attached to such Master Deed as a part thereof, and recorded in Volume 106, at Page 84 et seq. of the Condominium Records of Harris County, Texas, to which reference is hereby made for all purposes. El Dorado Trace Condominiums is situated on that certain tract of land more particularly described in the Master Deed (herein sometimes called "Property"). The Unit hereby conveyed is more particularly described as follows, to-wit:

1. Unit 2403 in Building Z and the space encompassed by the boundaries thereof as set forth in the Master Deed;
2. Parking Space(s) No. 313 as set forth in Master Deed;
3. The Limited Common Elements as set forth in the Master Deed;
4. An undivided .232 percent ownership interest in the General Common Elements as set forth in the Master Deed.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC, DBA
VETERANS UNITED HOME LOANS, ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: NOVEMBER 3, 2026

Property County: HARRIS

Original Trustee: SCOTT R. VALBY

Recorded on: August 15, 2024
As Clerk's File No.: RP-2024-298179
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Roy Crush, Erica Kallaher, Jean Crush, Marinosci Law
Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bayou City Event Center 9401 Knight Road, Houston TX 77045 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, 9/29/26

MARINOSCI LAW GROUP, P.C.

By: [Signature]

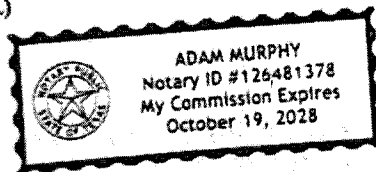
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 29 day of SEPT 2026, personally appeared SAMMY HOODA, a known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 26-07390

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001