FILED 10/1/2026 8:54:19 AM FRCL-2026-7256 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

26-03689
7522 AUBURN HAVEN TRL, KATY, TX 77493

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property — The Property to be sold is described as follows

Lot 12, Block 3, Winward Sec 6, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No 695530, Map Records of Harris County, Texas

Security Instrument — Deed of Trust dated October 27, 2022 and recorded on October 27, 2022 at Instrument Number RP-2022-527689 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 ERIC JON SMITH II secures the repayment of a Note dated October 27, 2022 in the amount of $255,290 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

UNOFFICIAL COPY

4888401

/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)

UNOFFICIAL COPY

FILED 10/1/2026 8:54:19 AM FRCL-2026-7256 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS